

AASAN AFFORDABLE HOUSING LLP

LLPIN: AAJ-6379

Registered Address: 17, Nyay Marg, Near Court Circle, Udaipur (Raj).

E-Mail ID: next0294@gmail.com Telephone NO. 0294-2428201

To
Registrar,
RERA Authority,
Jaipur.

Dated 12-02-2026

Sub:- Regarding Submission of Completion Certificates with regards to our Residential Affordable Housing Project under CMJAY, 2015 "Aasan Homes" situated at Revenue Village Kaladwas Khasra No. 2815Mi, 3613/2815, 2816, 2817, 3624/2884, 2818Mi

Respected Sir,

With due respect we would like to submit you that we have obtained Completion certificate (Partly) for Tower-1 to 6 duly deposited completion certificate fees at UIT, Udaipur details of which are as follows.

Sr.no.	Name of Empanel Architect	Registration Number as per UDH Guideline	Partial Completion certificate and date of submission	Fees Deposited
1	KAPIL JAIN ARCHITECT	CTP/RAJ./Architect/2021/04 dated 24-03-2021	Tower no. 03 Completion/2021-22/SA-01 dated 12-07-2021	Receipt No. 769 dated 07-07-2021 Rs. 142,560/-
2	Deepak Hangat	CTP/RAJ./Architect/2021/36 dated 19-08-2021	Tower no. 05 Completion/2021-22/DH-01 dated 27-09-2021	
3	Deepak Hangat	CTP/RAJ./Architect/2021/36 dated 19-08-2021	Tower no. 01 Completion/2021-22/DH-02 dated 04-10-2021	Receipt No. 1746 dated 04-10-2021 Rs. 160,182/-
4	Deepak Hangat	CTP/RAJ./Architect/2021/36 dated 19-08-2021	Tower no. 04 Completion/2022-23/DH-08 dated 06-08-2022	Receipt No. 1780 dated 05-08-2022 Rs. 71,279/-
5	Deepak Hangat	CTP/RAJ./Architect/2021/36 dated 19-08-2021	Tower no. 02 Completion/2022-23/DH-08 dated 17-08-2022	Receipt No. 1779 dated 17-08-2022Rs. 160,182/-
6	Sandeep Bhawsar	CTP/RAJ./Architect/2021/79 dated 25-04-2022	Tower no. 06 Completion/2022-23/SB dated 25-08-2022	Receipt No. 1781 dated 16-08-2022 Rs. 153,723/-

We also would like to submit you that our project while obtaining Completion certificate of Tower-6 our project was completed in total. Therefore, we are submitting online Completion Certificate application by attaching aforesaid copy of Completion certificate for whole project.

Also submit you that online CC application for Tower no.1 is already submitted before the authority vide **Application No. : RERA-PRD-2026-3181 (22/01/2026)** Kindly consider the same.

Enclosures.

Completion certificates along with acknowledge letter mentioned in table above.

For AASAN AFFORDABLE HOUSING LLP



Authorized Signatory/Partner

SANDEEP BHAWSAR ARCHITECT

ARCHITECTURE, INTERIOR DESIGNER

ADDRESS A-703, MIRAJ MALHAR, MAHAVIR NAGAR, SHOBAGHPURA, UDAIPUR

CONTACT: 8829998194; EMAIL: sandeepbhawsar@gmail.com

COMPLETION CERTIFICATE

I hereby certify that the Residential Building **Tower No. 1 to 6 and Common area, Facilities, Services 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 authorised 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:-

1. That Constructions Permission and approved plans given by UIT, Udaipur vide letter no. 434-439. dated 06/09/2017, And thereafter revised Construction Permission of UIT, Udaipur Letter No. 83-88 dated 12/04/2018.
2. That Construction on Site had been completed in accordance with the approved building plans and Completion Certificates were issued as follows:-
 - 2.1 Completion Certificate dated 12/07/2021 for Tower No. 3 issued by Empanel Architect, Kapil Jain Intodiya, Empanel by UDH Department Date of Empanelment dated 10/04/2017 Old Sr.No.10, New Serial No.10 Empanelled for Completion certificate and Occupancy Certificate.
 - 2.2 Completion Certificate dated 27/09/2021 for Tower No.5, Dated 04/10/2021 for Tower No.1, dated 10/03/2022 for Common Area, Services, Facilities of the Project, dated 06-08-2022 for Tower No.4 and dated 17/08/2022 for Tower No.2 had been issued by Empanel Architect, Deepak Hangat, 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.
 - 2.3 Completion Certificate dated 25/08/2022 for Tower No.6. issued by me Empanel Architect Sandeep Bhawsar, 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/2021/79 for the Completion certificate and Occupancy Certificate.
3. That Type of the Buildings i.e Tower No.1 to 6 and Common area, Facilities, Services of Project are also in accordance with the approved plan.

Hence the **Completion Certificate for Whole Project** (i . e . Tower No.1 to 6 and Common area, Facilities, Services of Project) is issued under my signature on (date) 25th August, 2022.

SANDEEP BHAWSAR

Council Of Architecture Reg No: CA/2014/63466,

(Empaneled Architect for issuance of Completion & Occupancy Certificate vide Registration No. CTP Raj./Architect/2021/79)


Ar. Sandeep Bhawsar
A-703, Miraj Malhar, Mahavir
Nagar, Shobhagpura, Udaipur
CA/2014/63466
CTP Raj./Architect/2021/79

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.


Ar. Deepak Hangat
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Near R.K. Puram, Behind Girja Vyas Petrol Pump
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Completion/2021-22/D.H.-02

Dated 04/10/2021

To,

The Secretary,

UIT, Udaipur (Raj)

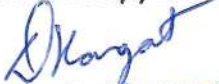
As per the Order of the certificate of Registration issued by Chief Town Planner, Town Planning Department Government of Rajasthan, Jaipur under the rule no.20 of Model Rajasthan (Urban Area), Building Regulations, 2020) Rajasthan bearing Registration no. No. CTP Raj./Architect/2021/36 for the Completion 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. 1st 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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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.

Deepak Hangat

Ar. Deepak Hangat

CA/2009/44623

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ARCHITECTS AND INTERIOR DESIGNERS

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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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 CONTACT: 9660931685; EMAIL: archdeepak63@gmail.com

COMPLETION CERTIFICATE (PARTLY)

I hereby certify that the Residential Building Tower No 2 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 2 is issued under my signature on (date) 17 August 2022.


Ar. Deepak Hangat**CA/2009/44623**

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CONTACT: 9660931685; EMAIL: archdeepak63@gmail.com

Completion/2022-23/D.H.-9

Dated 17/08/2022

To,
The Secretary,
UIT, Udaipur (Raj)

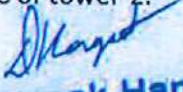
As per the Order of the certificate of Registration issued by Chief Town Planner, Town Planning Department Government of Rajasthan, Jaipur under the rule no.20 of Model Rajasthan.(Urban Area), Building Regulations, 2020) Rajasthan bearing Registration no. No. CTP Raj./Architect/2021/36 for the Completion 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 2 of Aasan Homes Affordable Housing Project constructed under CMJAY-2015 on 185076 sq. ft. (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 authorised 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 of Rs. 1,60182/- at UIT Udaipur.

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

1. 1st and 2nd phase approval letter and approval drawings.
2. As-built drawings of Tower-2.
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-2.


Ar. Deepak Hangat
CA/2009/44623
1st Floor, 33-Adarsh Nagar
Near R.K. Puram, Behind Girja Vyas Petrol Pump
Titardi, UDAIPUR-313001 (Raj.)
Mob. No. +91-9660931685

DEEPAK HANGAT
Council Of Architecture Reg No: CA/2009/44623
(Empaneled Architect for issuance of Completion & Occupancy
Certificate vide Registration No. CTP Raj./Architect/2021/36)

DEEPAK HANGAT

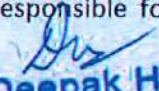
ARCHITECTS & INTERIOR DESIGNERS

1st Floor, 33-Adarsh nagar, near R. K. Puram, Behind girjavyas petrol pump, Titardi, Udaipur -313001(Raj)
CONTACT: 9660931685; EMAIL: archdeepak63@gmail.com

7. Application copy for Environment clearance NOC.
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


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DEEPAK HANGAT
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(Empaneled Architect for Issuance of Completion & Occupancy
Certificate vide Registration No. CTP Raj./Architect/2021/36)

DEEPAK HANGAT

ARCHITECTS & INTERIOR DESIGNERS

1st Floor, 33-Adarsh nagar, near R. K. Puram, Behind girjavyas petrol pump, Titardi, Udaipur -313001(Raj)
CONTACT: 9660931685; EMAIL: archdeepak63@gmail.com

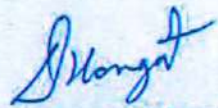
Govt. compliances.

AND THUS, After thorough inspection of the Architectural Drawings and all the above, I hereby issue Partly Completion Certificate for Tower No 2 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 authorised signatory Shri Ravi Dagliya and Ms Aasan Affordable Housing (LLP) through Partner Shri Lokesh Kumar Jain


Ar. Deepak Hangat
CA/2009/44623
1st Floor, 33-Adarsh Nagar
Near R.K. Puram, Behind Girja Vyas Petrol Pump
Titardi, UDAIPUR-313001 (Raj.)
Mob. No. +91-9660931685

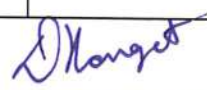
DEEPAK HANGAT
Council Of Architecture Reg No: CA/2009/44623
(Empaneled Architect for issuance of Completion & Occupancy
Certificate vide Registration No. CTP Raj./Architect/2021/36)

Check List For Partly Completion Certificate of Multistoried Buildings.

1	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.		
2	Owner Ship Details:	Conversion Order of Dist Collector, Udaipur Letter No. 2010 Dated 12-09-2012		
	Type of Plot:	Converted under Revenue Rules		
3	Name of Present Owner :	Ms Kajri Minarals Pvt. Ltd. Udaipur through authorised signatory Shri Ravi Dagliya and Ms Aasan Affordable Housing (LLP) through partner Shri Lokesh Kumar Jain.		
4	Use of Plot	Residential		
5	Plot Address	Revenue Village Kaladwas, Khasra 3624/2818, 2815MI, 2818MI, 2816, 2817, 2808MI, 2878, 2880, 2783, 2784, 2785, 2794, 2795, 3512f2793, 2854, 2855, 3613/2815, 2860		
6	Plot Area	185076 Sqft (17200.37 Sqm)		
7	(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.		
8	Building Plan Approval As per Building Bye-Laws	CMJAY, 2015 And Building Bye Laws 2017		
9	Date of Release of Approved Building Plans	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.		
10	Inspection Report			
	Date of Start of Construction:	31-12-2018		
	Date of Completion:	15-08-2022		
	Date of Site Inspection:	16-08-2022		
	Architect Name	Deepak Hangat		
	Architect Registration no.:	CA/2009/44623		
	Address (Proposed Building):	Plot of Tower no. -2	Tower No 2 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	
S. NO	Details	Comments	ESSENTIAL	


Ar. Deepak Hangat
 33, Adarsh Nagar, Th.-Titardi,
 Behind Girja Vyas Petrol Pump, Saweena Khēra
 (Rural) Udaipur (Raj.)-313001
 CA/2009/44623
 CTP RAJ./Architects/2021/36

		As per Approved Map	As per Site	FOR COMPLETION	FOR AT THE TIME OF UTILIZATION
1	Size of the Plot :	185076 Sqft (17200.37 Sqm)	185076 Sqft (17200.37 Sqm)	YES	YES
2	Road Width	60ft-60ft	Available On Site	YES	YES
3	Direction/facing of Plot	North-East Facing	North-East Facing	YES	YES
4	Setbacks :				
	Front -	50 ft (15.24 M)	50 ft (15.24 M)	YES	YES
	Side I -	70 ft (3.04 M)	70 ft (3.04 M)	YES	YES
	Side II -	20 ft (3.04 M)	20 ft (3.04 M)	YES	YES
	Rear -	53 ft (3.04 M)	53 ft (3.04 M)	YES	YES
5	Ground Coverage :	10445.76 SQFT	10445.76 SQFT	YES	YES
		5.64%	5.41%	YES	YES
	Basement/Stilt/Podium (If approved) :	N.A.	N.A.	NA	NA
	(i) Ramp(slope /Width) :	N.A.	N.A.	NA	NA
	(ii) Staircase :	N.A.	N.A.	NA	NA
	(iii) Setbacks :	N.A.	N.A.	NA	NA
	Lift/Elevator/Escalator No. of Lift Size of Lift	N.A.	N.A.	NA	NA
6	Height of Building :	30 M (100') Above Stilt	30 M (100') Above Stilt	YES	YES
	Number of Floors :	STILT, GROUND+9	STILT, GROUND+9	YES	YES
	Total Height	34.14 M (112')	34.14 M (112')	YES	YES
	Excluding Parapet/Mumty/Lift/ Machine Room/any other Architectural Element	N.A.	N.A.	NA	NA
	Including Parapet/Mumty/Lift/Machine Room/Any other Architectural Element	N.A.	N.A.	NA	NA
7	F.A.R.:	84957.6 sqft or 0.459	84957.6 sqft or 0.459	YES	YES
	Height of Compound Wall	6ft	6ft	YES	YES


Ar. Deepak Hangat
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8	No. of Entry/Exit & Widht	Three Gates as per Approval Drawing	Gate-1 width 15'6", Gate-2 Width 17'2", Gate-3 Width 16'4"	YES	YES
	Security Room	Three Guard Rooms as per Approval Drawing	Gate-1 Guard Room 6'9"x 5'9" Gate-2 Guard Room	YES	YES
	Other Services in Set Backs	As per Approval	STP Tank and Garbag yard, UG Tank, Transformer etc.	YES	YES
Parking :					
1	Total ECU -	N.A.	N.A.	NA	NA
2	Cars -	0	0		
3	Two-Wheelers in Open Area	280	343	YES	YES
Safety Parameters:					
1	Certification for Fire Safety (Final) :	Required	Yes Certification from Fire Safety is received for Tower-2 from Office of Fire Department, Nagar Nigam, Udaipur	YES	YES
2	Certification from structural Engineer : (Earthquake Resistant)	Required	Yes, Structural Stability Certificate received from VijayTech 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.	YES	YES
3	Airport NOC (if required) :	Not Required	Not Required		
Environmental Parameter:					
1	Environment Clearance (if required) :	Required if case construction area is more than 20000 sqm	Obtained EC vide letter no.F(1)/4/SEIAA/SEAC-Raj./Sect/Project/Cat.8 a(20151)2021-22 Date 18-05-2022	NA	NA
2	Rain Water Harvesting :	Shown in Approved Plan	Yes, Rain Water Harvesting shown in as-built drawing and Provided at site.	INSTALLED	OPERATIONAL
3	Waste Water Recycling :	Required	Provided. Waste water is reused in Plantation.	INSTALLED	OPERATIONAL
4	Sewerage Treatment Plant :	Required	Provided and Shown in As Built Drawing.	INSTALLED	OPERATIONAL

Ar. Deepak Hangat

33, Adarsh Nagar, Th.-Titardi,
Behind Girja Vyas Petrol Pump, Saweena Khera
(Rural) Udaipur (Raj.)-313001
CA/2009/44623
CTP RAJ./Architects/2021/36

5	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	INSTALLED	OPERATIONAL
6	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	NA	NA
Green Parameter:					
1	Plantation on Site :	As per Approval 16675 Sqft Garden garden area is Proposed. More that 214 Plants to be installed on complete plot..	16675 Sqft Garden garden area is Developed. 30 Plants have been installed on Plot and more than 214 small Plants to be installed for Development in Garden Nursery.	YES	YES
General Parameter:					
1	Cutout/ Open to sky / Ducts:	Shown in Approved Drawing.	Available On Site as per Approved Plan.	YES	YES
2	Projections / Balconis/ Covered/extended :	Shown in Approved Drawing.	Available On Site as per Approved Plan.	YES	YES
3	Provision of Water Supply	Shown in Approved Drawing.	Available On Site as per Approved Plan.	YES	YES
4	Provision of Power/Electricity Connectivity including transformer Placement (if Required)		Available On Site as per Approved Plan.	INSTALLED	OPERATIONAL
5	Site Development including parking signages, pathways, Street Lighting		Available On Site as per Approved Plan.	YES	YES
6	Provision for Physically Challenged Persons :	Not Required	Flats allotted to Physically challenged on Ground Floor.	NA	NA
7	Architectural Finishing i.e. pait/False Ceiling and interior Finishing	NA	N.A.	NA	NA
8	Internal Changes/ Deviation if any :	1. At Stilt floor 15 commercial sapces showin in 2nd phase reivseds approved plan. 2. One Common Toilet shown iin EWS (1bkh) Flat	1) 15 Shops (Shop No. 1 to 15) with partion and shutters provided at site as commercial space shown in approved drawing at Stilt Floor. Commercial FAR shown 2747.58 sqft in as built Drawing. 2) WE and Bath Separate provided at Site shownin as Built drawing in EWS (1Bhk) Flats	NA	NA
9	Any other observation :				

Note : All the above mentioned points in this Check-list for completion certificate of tower-2 Block-2 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.


Ar. Deepak Hangat
 33, Adarsh Nagar, Th.-Titardi,
 Behind Girja Vyas Petrol Pump, Saweena Khera
 (Rural) Udaipur (Raj.)-313001
 CA/2009/44623
 CTP RAJ./Architects/2021/36

KAPIL JAIN ARCHITECTS

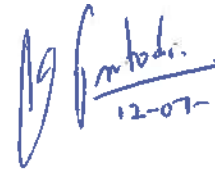
ARCHITECTS AND INTERIOR DESIGNERS

2-A, RESIDENCY ROAD, NEAR SARDARPURA, UDAIPUR-313001

Contact : 9414166959, info@kapiljainarchitects.com

Completion Certificate (Partly)

I hereby certify that the Residential Building **Tower No 3 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) owned / developed by Ms Kajri Minarals Pvt. Ltd. Udaipur through authorised signatory shri Ravi Dagliya and Ms 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 3 is issued under my signature on (date) 12 July 2021.



12-07-2021

KAPIL JAIN INTODIA

Architect, B.Arch. (Hons.)

Proprietor:-KAPIL JAIN ARCHITECTS

COA Reg. No. CA/2003/32476

Add:- 2-A, Residency Road

New Sardarpura, UDAIPUR (Raj.)

Mobile No.:-9414166959

Kapil Jain Intodia

(For Kapil Jain Architects)

Council Of Architecture Reg No: CA/2003/32476

(Empaneled Architect for issuance of Completion & Occupancy Certificate
vide order No. PA.10(7)/NVV/NVV/2009 Part III dated 10.04.2017)

Kapil Jain Architects

ARCHITECTS AND INTERIOR DESIGNERS

2-A, RESIDENCY ROAD, NEAR SARDARPURA, UDAIPUR-313001

Contact : 9414166959, info@kapiljainarchitects.com

Completion/2021-22/SA-01

Dated 12/07/2021

To,
The Secretary,
UIT, Udaipur (Raj)

As per the Order of the Joint Secretary, Ministry of UDH, Government of Rajasthan, PA 10(7)NVV/NVV/2009/Part-III, dated 10.04.2017, for the Completion certificate, and as per the powers conferred therein for the issuing of Completion certificate to the empanelled Architects, i, KAPIL JAIN INTODIA, as an empanelled Architect, COA Registration No. CA/2003/32476 hereby, state the following:

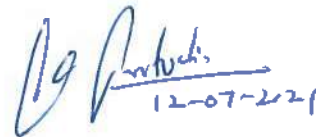
Approval drawings and As-built Drawings of **Tower No 3 of Aasan Homes** Affordable Housing Project constructed under CMJAY-2015 on 185076 Sqft (17200.37 Sqm) land out of 2.60 hectare land out of total 4.7650 hectare land in Khasara No. 3624/2818, 2815MI, 2818MI, 2816, 2817, 2808MI, 2878, 2880, 2783, 2784, 2785, 2794,2795, 3512/2793, 2854,2855, 3613/2815, 2860 of Revenue Village- Kaladwas, Udaipur, Rajasthan (land details as per approved plan) owned / developed by Ms Kajri Minarals Pvt. Ltd. Udaipur through authorised signatory shri Ravi Dagliya and Ms Aasan Affordable Housing (LLP) through partner shri Lokesh Kumar Jain have been presented before me.

The promoters have deposited the Partial Completion Certificate Fee vide Receipt No. 769 dated 07/07/2021, for Rs. 1,42,560/- at UIT udaipur.

I have gone through the drawings, documents and have thoroughly checked them.

The Documents attached herewith are :

- 1) 1st and 2nd phase approval letter and approval drawings,
- 2) As-built drawings of Tower-3,
- 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-3,
- 7) Application copy for Environment clearance NOC,
- 8) AVVNL letter for 33 KV line approval,
- 9) Architect's Empanellment order,
- 10) Drainage and Fire drawings,


12-07-2021

KAPIL JAIN INTODIA

Architect, B.Arch. (Hons.)

Proprietor-KAPIL JAIN ARCHITECTS

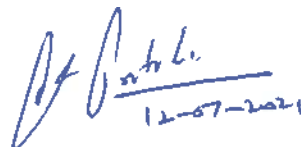
COA Reg. No. CA/2003/32476

Add:- 2-A, Residency Road
New Sardarpura, UDAIPUR (Raj.)

Mobile No.:-9414166959

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

- i. Promoters should deposit remaining **Labour Cess** (if due) with the Labour Department and a copy of the Receipt is to be deposited with the 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 matters related 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 Governing body and do not fall under any scope of this completion certificate.
- vii. This completion certificate is issued as per legal, technical details and informations provided by promoters. If any information is hidden, then promoters are responsible for it. Empanelled Architect is not responsible for any legal or Govt compliances.



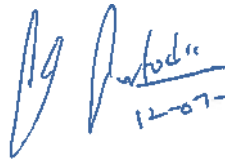
12-07-2021

KAPIL JAIN INTODIA
Architect, B.Arch. (Hons.)
Proprietor:-KAPIL JAIN ARCHITECTS
COA Reg. No. CA/2003/32476
Add:- 2-A, Residency Road
New Sardarpura, UDAIPUR (Raj.)
Mobile No.:-9414166959

AND, THUS,

After thorough inspection of the Architectural Drawings and all the above, I hereby issue **Partly Completion Certificate for Tower No 3 of Aasan Homes** Affordable Housing Project constructed under CMJAY-2015 on 185076 Sqft (17200.37 Sqm) land out of 2.60 hactare land out of total 4.7650 hactere 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, under the provisions of the Empanellment as Architect with the Ministry of UDH, Govt. of Rajasthan.

Yours Truly,



12-07-2021

KAPIL JAIN INTODIA
Architect, B.Arch. (Hons.)
Proprietor:-KAPIL JAIN ARCHITECTS
CGA Reg. No. CA/2003/32476
Add:- 2-A, Residency Road
New Sardarpura, UDAIPUR (Raj.)
Mobile No.:-9414160959

Kapil Jain Intodia

COA Registration No. CA/2003/32476,

Empanelled Architect,

Ministry of UDH, Govt. of Rajasthan

Sr. No. 10 as per Empanellment Letter dated 10.04.2017

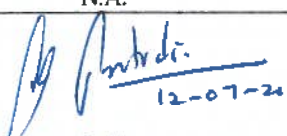
CC to

Ms Kajri Minarals Pvt. Ltd. Udaipur through authorised signatory shri Ravi Dagliya and Ms Aasan Affordable Housing (LLP) through partner shri Lokesh Kumar Jain

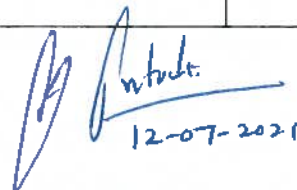
Check List For Partly Completion Certificate of Multistoried Buildings.

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	Kapil Jain Intodia	
Architect Registration no.:	CA/2003/32476	
Address (Proposed Building):	Plot / Tower no. -	Tower No 3 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	Available On Site
1	Size of the Plot :	As per approval 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-3)	2.51%	2.51%
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.


KAPIL JAIN INTODIA
 Architect, B.Arch. (Hons.)
 Proprietor:-KAPIL JAIN ARCHITECTS
 CCA Reg. No. CA/2003/32476
 Add:- 2/A, Prithvi, 1st floor
 New Sardarpura, Udaipur (Gujarat)
 Mobile No.:-9414160650

	(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-3)	0.21	0.21
7	Parking : (Tower-3)		
	Total ECU -	N.A.	N.A.
	Cars -	0	0
	Two-Wheelers -	126	126
8	Cutout/ Open to sky / Ducts:	Shown in Approved Drawing.	Available On Site as per Approved Plan.
9	Projections / Balconis/ 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-3 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 Vijaytech 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.


12-07-2021

KAPIL JAIN INTODIA
Architect, B.Arch. (Hons.)
Proprietor-KAPIL JAIN ARCHITECTS
COA Reg. No. CA/2005/32476
Add:- 2-A, Residency Road
New Sardarpura, UDAIPUR (Raj.)
Mobile No.:-9414166959

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 / 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-3 to reach at lift.
21	Internal Changes/ Deviation if any :	1) As per approval drawings, Tower-3's Lift and Fire Staircase shown in N-E direction and Main Staircase shown in S-W direction. 2) At Stilt floor, two commercial hall spaces shown in 2nd phase revised approved plan. 3) one common toilet shown in EWS(1bhk) flats.	1) As per site position and as per as-built drawings, Tower-3's Lift and Fire Staircase provided in S-W direction and Main Staircase provided in N-E direction. 2) 6 shops (shop no 31,32,33,34,35,36) with partition and shutters provided at site at commercial space shown in approval drawing at stilt floor. Commercial FAR shown 882 sqft in as-built drawing. 3) WC & bath separate provided at site and shown in as-built drawing in EWS(1bhk) flats.
22	Any other observation :	-	-

Note : All the above mentioned points in this Check-list for completion certificate of tower-3 are filled as per the legal, technical details and informations provided by promoters. If any information is hidden, then promoters are responsible for it. Empanelled Architect is not responsible for any legal or Govt compliances.

KAPIL JAIN INTODIA

Architect, B.Arch. (Hons.)

Proprietor:-KAPIL JAIN ARCHITECTS

COA Reg. No. CA/2003/32476

Add:- 2-A, Residency Road

New Sardarpura, UDAIPUR (Raj.)

Mobile No.:-9414166959

Architect:- Kapil Jain Intodia

(c/o Kapil Jain Architects)

2A, Residency Road, Near Sardarpura, Udaipur

Registration no:- CA/2003/32476

(Empaneled Architect for issuance of Completion & Occupancy Certificate
vide order No. PA. 10(7)/NVV/NVV/2009 Part III dated 10.04.2017)

6

DEEPAK HANGAT

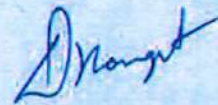
ARCHITECTS & INTERIOR DESIGNERS

1st Floor, 33-Adarsh nagar, near R. K. Puram, Behind girjavyas petrol pump, Titardi, Udaipur -313001(Raj)

CONTACT: 9660931685; EMAIL: archdeepak63@gmail.com

COMPLETION CERTIFICATE (PARTLY)

I hereby certify that the Residential Building Tower No 4 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 authorised 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 4 is issued under my signature on (date) 06 August 2022.



Ar. Deepak Hangat

CA/2009/44623

1st Floor, 33-Adarsh Nagar
Near R.K. Puram, Behind Girja Vyas Petrol Pump
Titardi, UDAIPUR-313001 (Raj.)
Mob. No. +91-9660931685

DEEPAK HANGAT

Council Of Architecture Reg No: CA/2009/44623
(Empaneled Architect for issuance of Completion & Occupancy
Certificate vide Registration No. CTP Raj./Architect/2021/36)

DEEPAK HANGAT

ARCHITECTS & INTERIOR DESIGNERS

1st Floor, 33-Adarsh nagar, near R. K. Puram, Behind girjavyas petrol pump, Titardi, Udaipur -313001(Raj)

CONTACT: 9660931685; EMAIL: archdeepak63@gmail.com

Completion/2022-23/D.H.-08

Dated 06/08/2022

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 4** 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 of Rs. 71,279/- at UIT Udaipur.

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

1. 1st and 2nd phase approval letter and approval drawings.
2. As-built drawings of Tower-4.
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-4.

Ar. Deepak Hangat

CA/2009/44623

1st Floor, 33-Adarsh Nagar

Near R.K. Puram, Behind Girja Vyas Petrol Pump

Titardi, UDAIPUR-313001 (Raj)

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DEEPAK HANGAT

Council Of Architecture Reg No: CA/2009/44623

(Empaneled Architect for issuance of Completion & Occupancy

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

DEEPAK HANGAT

ARCHITECTS & INTERIOR DESIGNERS

1st Floor, 33-Adarsh nagar, near R. K. Puram, Behind girjavyas petrol pump, Titardi, Udaipur -313001(Raj)

CONTACT: 9660931685; EMAIL: archdeepak63@gmail.com

7. Application copy for Environment clearance NOC.
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

Ar. Deepak Hangat

CA/2009/44623

1st Floor, 33-Adarsh Nagar
Near R.K. Puram, Behind Girja Vyas Petrol Pump
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Mob. No. +91-9660931685

DEEPAK HANGAT

Council Of Architecture Reg No: CA/2009/44623
(Empaneled Architect for issuance of Completion & Occupancy
Certificate vide Registration No. CTP Raj./Architect/2021/36)

DEEPAK HANGAT

ARCHITECTS & INTERIOR DESIGNERS

1st Floor, 33-Adarsh nagar, near R. K. Puram, Behind girjavyas petrol pump, Titardi, Udaipur -313001(Raj)

CONTACT: 9660931685; EMAIL: archdeepak63@gmail.com

Govt. compliances.

AND THUS, After thorough inspection of the Architectural Drawings and all the above, I hereby issue Partly Completion Certificate for Tower No 4 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 authorised signatory Shri Ravi Dagliya and Ms Aasan Affordable Housing (LLP) through Partner Shri Lokesh Kumar Jain



Ar. Deepak Hangat

CA/2009/44623

1st Floor, 33-Adarsh Nagar
Near R.K. Puram, Behind Girja Vyas Petrol Pump
Titardi, UDAIPUR-313001 (Raj.)
Mob. No. +91-9660931685

DEEPAK HANGAT

Council Of Architecture Reg No: CA/2009/44623

(Empaneled Architect for issuance of Completion & Occupancy

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

Check List For Partly Completion Certificate of Multistoried Buildings.

1	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.		
2	Owner Ship Details:	Conversion Order of Dist Collector, Udaipur Letter No. 2010 Dated 12-09-2012		
	Type of Plot:	Converted under Revenue Rules		
3	Name of Present Owner :	Ms Kajri Minarals Pvt. Ltd. Udaipur through authorised signatory Shri Ravi Dagliya and Ms Aasan Affordable Housing (LLP) through partner Shri Lokesh Kumar Jain.		
4	Use of Plot	Residential		
5	Plot Address	Revenue Village Kaladwas, Khasra 3624/2818, 2815MI, 2818MI, 2816, 2817, 2808MI, 2878, 2880, 2783, 2784, 2785, 2794, 2795, 3512f2793, 2854, 2855, 3613/2815, 2860		
6	Plot Area	185076 Sqft (17200.37 Sqm)		
7	(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.		
8	Building Plan Approval As per Building Bye-Laws	CMJAY, 2015 And Building Bye Laws 2017		
9	Date of Release of Approved Building Plans	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.		
10	Inspection Report			
	Date of Start of Construction:	31-12-2018		
	Date of Completion:	05-08-2022		
	Date of Site Inspection:	05-08-2022		
	Architect Name	Deepak Hangat		
	Architect Registration no.:	CA/2009/44623		
	Address (Proposed Building):	Plot of Tower no. -4	Tower No4 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	


Ar. Deepak Hangat
 33, Adarsh Nagar, Th.-Titardi,
 Behind Girja Vyas Petrol Pump, Saweena-Khera
 (Rural) Udaipur (Raj.)-313001
 CA/2009/44623
 CTP RAJ./Architects/2021/36

S. NO	Details	Comments		ESSENTIAL	
		As per Approved Map	As per Site	FOR COMPLETION	FOR AT THE TIME OF UTILIZATION
1	Size of the Plot :	185076 Sqft (17200.37 Sqm)	185076 Sqft (17200.37 Sqm)	YES	YES
2	Road Width	60ft-60ft	60ft-60ft	YES	YES
3	Direction/facing of Plot	North-East Facing	North-East Facing	YES	YES
4	Setbacks :				
	Front -	50 ft (15.24 M)	50 ft (15.24 M)	YES	YES
	Side I -	70 ft (3.04 M)	70 ft (3.04 M)	YES	YES
	Side II -	20 ft (3.04 M)	20 ft (3.04 M)	YES	YES
	Rear -	53 ft (3.04 M)	53 ft (3.04 M)	YES	YES
5	Ground Coverage :	4648.25 Sqft	4648.25 Sqft	YES	YES
		2.51%	2.51%	YES	YES
	Basement/Stilt/Podium (If approved) :	N.A.	N.A.	NA	NA
	(i) Ramp(slope /Width) :	N.A.	N.A.	NA	NA
	(ii) Staircase :	N.A.	N.A.	NA	NA
	(iii) Setbacks :	N.A.	N.A.	NA	NA
	Lift/Elevator/Escalator No. of Lift Size of Lift	N.A.	N.A.	NA	NA
6	Height of Building :	30 M (100') Above Stilt	30 M (100') Above Stilt	YES	YES
	Number of Floors :	STILT, GROUND+9	STILT, GROUND+9	YES	YES
	Total Height	34.14 M (112')	34.14 M (112')	YES	YES
	Excluding Parapet/Mumty/Lift/ Machine Room/any other Architectural Element	N.A.	N.A.	NA	NA
	Including Parappet/Mumty/Lift/Machine Room/Any other Architectural Element	N.A.	N.A.	NA	NA


Ar. Deepak Hangat
 33, Adarsh Nagar, Th.-Titardi,
 Behind Girja Vyas Petrol Pump, Saweena Khara
 (Rural) Udaipur (Raj.)-313001
 CA/2009/44623
 CTP RAJ./Architects/2021/36

7	F.A.R.:	38062.5 sqft or 0.21	38062.5 sqft or 0.21	YES	YES
8	Height of Compound Wall	6ft	6ft	YES	YES
	No. of Entry/Exit & Widht	Three Gates as per Approval Drawing	Gate-1 width 15'6". Gate-2 Width 17'2". Gate-3 Width 16'4"	YES	YES
	Security Room	Three Guard Rooms as per Approval Drawing	Gate-1 Guard Room 6'9"x 5'9" Gate-2 Guard Room 6'9"x 6'9" Gate-3 Guard Room 6'9"x 5'7"	YES	YES
	Other Services in Set Backs	As per Approval	STP Tank and Garbag yard, UG Tank, Transformer etc.	YES	YES
Parking :					
1	Total ECU -	N.A.	N.A.	NA	NA
2	Cars -	0	0		
3	Two-Wheelers in Open Area	120	120	YES	YES
Safety Parameters:					
1	Certification for Fire Safety (Final) :	Required	Yes Certification from Fire Safety is received for Tower-2 from Office of Fire Department, Nagar Nigam, Udaipur	YES	YES


Ar. Deepak Hangat
 33, Adarsh Nagar, Th.-Titardi,
 Behind Girja Vyas Petrol Pump, Saweena Khera
 (Rural) Udaipur (Raj.)-313001
 CA/2009/44623
 CTP RAJ./Architects/2021/36

2	Certification from structural Engineer : (Earthquake Resistant)	Required	Yes, Structural Stability Certificate received from VijayTech 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.	YES	YES
3	Airport NOC (if required) :	Not Required	Not Required	NA	NA
Environmental Parameter:					
1	Environment Clearance (if required) :	Required if case construction area is more than 20000 sqm	Obtained EC vide letter no.F(1)4/SEIAA/SE AC-Raj./Sectt/Project/C at.8a(20151)2021-22 Date 18-05-2022	NA	NA
2	Rain Water Harvesting :	Shown in Approved Plan	Yes, Rain Water Harvesting shown in as-built drawing and Provided at site.	INSTALLED	OPERATIONAL
3	Waste Water Recycling :	Required	Provided. Waste water is reused in Plantation.	INSTALLED	OPERATIONAL
4	Sewerage Treatment Plant :	Required	Provided and Shown in As Built Drawing.	INSTALLED	OPERATIONAL
5	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	INSTALLED	OPERATIONAL
6	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	NA	NA
Green Parameter:					

Deepak Hangat

Ar. Deepak Hangat
 33, Adarsh Nagar, Th.-Titardi,
 Behind Girja Vyas Petrol Pump, Saweena Khera
 (Rural) Udaipur (Raj.)-313001
 CA/2009/44623
 CTP RAJ./Architects/2021/36

1	Plantation on Site :	As per Approval 16675 Sqft Garden garden area is Proposed. More that 214 Plants to be installed on complete plot..	16675 Sqft Garden garden area is Developed. 30 Plants have been installed on Plot and more than 214 small Plants to be installed for Development in Garden Nursery.	YES	YES
General Parameter:					
1	Cutout/ Open to sky / Ducts:	Shown in Approved Drawing.	Available On Site as per Approved Plan.	YES	YES
2	Projections / Balconis/ Covered/extended :	Shown in Approved Drawing.	Available On Site as per Approved Plan.	YES	YES
3	Provision of Water Supply	Shown in Approved Drawing.	Available On Site as per Approved Plan.	YES	YES
4	Provision of Power/Electricity Connectivity including transformer Placement (if Required)		Available On Site as per Approved Plan.	INSTALLED	OPERATIONAL
5	Site Development including parking signages, pathways, Street Lighting		Available On Site as per Approved Plan.	YES	YES
6	Provision for Physically Challenged Persons :	Not Required	Flats allotted to Physically challenged on Ground Floor.	NA	NA
7	Architectural Finishing i.e. paint/False Ceiling and interior Finishing	NA	N.A.	NA	NA
8	Internal Changes/ Deviation if any :	NA	N.A.	NA	NA
9	Any other observation :				

Note : All the above mentioned points in this Check-list for completion certificate of Tower-4 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.


Ar. Deepak Hangat
 33, Adarsh Nagar, Th.-Titardi,
 Behind Girja Vyas Petrol Pump, Saweena Khera
 (Rural) Udaipur (Raj.)-313001
 CA/2009/44623
 CTP RAJ./Architects/2021/36

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 5 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 authorised 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 5 is issued under my signature on (date) 27 September 2021.

Ar. Deepak Hangat
CA/2009/44623
1st Floor, 33-Adarsh Nagar
Near R.K. Puram, Behind Girja Vyas Petrol Pump
Titardi, UDAIPUR-313001 (Raj.)
Mob. No. +91-9660931685

DEEPAK HANGAT
(For Sarthak Architects & Associates)
Council Of Architecture Reg No: CA/2009/44623
(Empaneled Architect for issuance of Completion & Occupancy
Certificate vide Registration No. CTP Raj./Architect/2021/36)

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/2021-22/D.H.-01

Dated 27/09/2021

To,
The Secretary,
UIT, Udaipur (Raj)

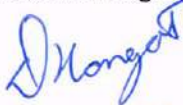
As per the Order of the certificate of Registration issued by Chief Town Planner, Town Planning Department Government of Rajasthan, Jaipur under the rule no.20 of Model Rajasthan (Urban Area), Building Regulations, 2020) Rajasthan bearing Registration no. No. CTP Raj./Architect/2021/36 for the Completion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

Approval drawings and As-built Drawings of Tower No 5 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 authorised 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. 769 dated 07/07/2021, for Rs. 1,42,560/- 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-5.
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.



Ar. Deepak Hangat
CA/2009/44623

1st Floor, 33-Adarsh Nagar
Near R.K. Puram, Behind Girja Vyas Petrol Pump
Titardi, UDAIPUR-313001 (Raj.)
Mob. No. +91-9660931685

DEEPAK HANGAT
(For Sarthak Architects & Associates)
Council Of Architecture Reg No: CA/2009/44623
(Empaneled Architect for issuance of Completion & Occupancy
Certificate vide Registration No. CTP Raj./Architect/2021/36)

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

6. Fire NOC of tower-5.
7. Application copy for Environment clearance NOC.
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.



Ar. Deepak Hangat

CA/2009/44623

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DEEPAK HANGAT

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DEEPAK HANGAT

ARCHITECTS AND INTERIOR DESIGNERS

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CONTACT: 9660931685, E-MAIL: saa.architects2007@gmail.com

- 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.

AND THUS, After thorough inspection of the Architectural Drawings and all the above, I hereby issue Partly Completion Certificate for Tower No 5 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

Ar. Deepak Hangat
CA/2009/44623
1st Floor, 33-Adarsh Nagar
Near R.K. Puram, Behind Girja Vyas Petrol Pump
Titardi, UDAIPUR-313001 (Raj.)
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DEEPAK HANGAT
(For Sarthak Architects & Associates)
Council Of Architecture Reg No: CA/2009/44623
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Certificate vide Registration No. CTP Raj./Architect/2021/36)

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

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 / Tower no. -	Tower No 5 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 I 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	Available On Site
		As per approval	
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-5)	2.51%	2.51%
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.

Ar. Deepak Hangat

CA/2009/44623

1st Floor, 33-Adarsh Nagar

Near R.K. Puram, Behind Girja Vyas Petrol Pump

Titardi, UDAIPUR-313001 (Raj.)

Mob. No. +91-9660931685

DEEPAK HANGAT

(For Sarthak Architects & Associates)

Council Of Architecture Reg No: CA/2009/44623

(Empaneled Architect for issuance of Completion & Occupancy

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

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

	(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-5)	0.21	0.21
7	Parking : (Tower-5)		
	Total ECU -	N.A.	N.A.
	Cars -	0	0
	4'wo-Wheelers -	120	120
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-5 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.



Ar. Deepak Hangat

CA/2009/44623

1st Floor, 33-Adarsh Nagar

Near R.K. Puram, Behind Girja Vyas Petrol Pump

Titardi, UDAIPUR-313001 (Raj.)

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DEEPAK HANGAT

(For Sarthak Architects & Associates)

Council Of Architecture Reg No: CA/2009/44623

(Empaneled Architect for issuance of Completion & Occupancy

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

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

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.
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-5 to reach at lift.
21	Internal Changes/ Deviation if any :		
22	Any other observation :		

Note : All the above mentioned points in this Check-list for completion certificate of tower-5 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.

Ar. Deepak Hangat
CA/2009/44623
1st Floor, 33-Adarsh Nagar
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DEEPAK HANGAT
(For Sarthak Architects & Associates)
Council Of Architecture Reg No: CA/2009/44623
(Empaneled Architect for issuance of Completion & Occupancy
Certificate vide Registration No. CTP Raj./Architect/2021/36)

SANDEEP BHAWSAR ARCHITECT

ARCHITECTURE, INTERIOR DESIGNER

ADDRESS A-703, MIRAJ MALHAR, MAHAVIR NAGAR, SHOBAGHPURA, UDAIPUR

CONTACT: 8829998194; EMAIL: sandeepbhawsar@gmail.com

COMPLETION CERTIFICATE (PARTLY)

I hereby certify that the Residential Building **Tower No 6 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 authorised 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 6 is issued under my signature on (date) 25 August 2022.


Ar. Sandeep Bhawsar
A-703, Miraj Malhar, Mahavir
Nagar, Shobhagpura, Udaipur
CA/2014/63466
CTP Raj./Architect/2021/79

SANDEEP BHAWSAR
Council Of Architecture Reg No: CA/2014/63466
(Empaneled Architect for issuance of Completion & Occupancy
Certificate vide Registration No. CTP Raj./Architect/2021/79)

SANDEEP BHAWSAR ARCHITECT

ARCHITECTURE, INTERIOR DESIGNER

ADDRESS A-703, MIRAJ MALHAR, MAHAVIR NAGAR, SHOBAGHPURA, UDAIPUR

CONTACT: 8829998194; EMAIL: sandeepbhawsar@gmail.com

Completion/2022-23/S.B.

Dated 25/08/2022

To,

The Secretary,

UIT, Udaipur (Raj)

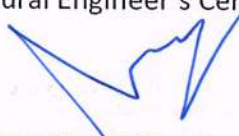
As per the Order of the certificate of Registration issued by Chief Town Planner, Town Planning Department Government of Rajasthan, Jaipur under the rule no.20 of Model Rajasthan (Urban Area), Building Regulations, 2020) Rajasthan bearing Registration no. No. CTP Raj./Architect/2021/79 for the Completion certificate and Occupancy Certificate, and as per the powers conferred therein for the issuing of Completion certificate to the empaneled Architects, I, Sandeep Bhawsar, as an empaneled Architect, COA Registration No. CA/2009/63466 hereby, state the following:

Approval drawings and As-built Drawings of **Tower No 6** 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 of Rs. 1,53,723/- 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-6.
3. The required Checklist for completion certificate.
4. Account Statement for Completion Certificate Fees Deposit.
5. Structural Engineer's Certificate for compliance of NBC part VI for Earthquake Safety.


Sd/- Sandeep Bhawsar
A-703, Miraj Malhar, Mahavir
Nagar, Shobhagpura, Udaipur
CA/2014/63466
CTP Raj./Architect/2021/79

SANDEEP BHAWSAR
Council Of Architecture Reg No: CA/2014/63466
(Empaneled Architect for issuance of Completion & Occupancy
Certificate vide Registration No. CTP Raj./Architect/2021/79)

SANDEEP BHAWSAR ARCHITECT

ARCHITECTURE, INTERIOR DESIGNER

ADDRESS A-703, MIRAJ MALHAR, MAHAVIR NAGAR, SHOBAGHPURA, UDAIPUR

CONTACT: 8829998194; EMAIL: sandeepbhawsar@gmail.com

6. Application for Fire NOC at Nagar Nigam Udaipur
7. Environment clearance NOC.
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 Obtained EC vide letter no.F(1)4/SEIAA/SEAC-Raj./Sectt/Project/Cat.8a(20151)2021-22 Date 18-05-2022.
- 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.


Ar. Sandeep Bhawsar
A-703, Miraj Malhar, Mahavir
Nagar, Shobhagpura, Udaipur
CA/2014/63466
CTP Raj./Architect/2021/79

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Council Of Architecture Reg No: CA/2014/63466
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SANDEEP BHAWSAR ARCHITECT

ARCHITECTURE, INTERIOR DESIGNER

ADDRESS A-703, MIRAJ MALHAR, MAHAVIR NAGAR, SHOBAGHPURA, UDAIPUR

CONTACT: 8829998194; EMAIL: sandeepbhawsar@gmail.com

AND THUS, After thorough inspection of the Architectural Drawings and all the above, I hereby issue Partly Completion Certificate for Tower No 6 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 authorised signatory Shri Ravi Dagliya and Ms Aasan Affordable Housing (LLP) through Partner Shri Lokesh Kumar Jain



AC. SANDEEP BHAWSAR
A-703, Miraj Malhar, Mahavir
Nagar, Shobhagpura, Udaipur
CA/2014/63466
CTP Raj./Architect/2021/79

SANDEEP BHAWSAR
Council Of Architecture Reg No: CA/2014/63466
(Empaneled Architect for issuance of Completion & Occupancy
Certificate vide Registration No. CTP Raj./Architect/2021/79)

Check List For Partly Completion Certificate of Multistoried Buildings.

1	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.		
2	Owner Ship Details:	Conversion Order of Dist Collector, Udaipur Letter No. 2010 Dated 12-09-2012		
	Type of Plot:	Converted under Revenue Rules		
3	Name of Present Owner :	Ms Kajri Minarals Pvt. Ltd. Udaipur through authorised signatory Shri Ravi Dagliya and Ms Aasan Affordable Housing (LLP) through partner Shri Lokesh Kumar Jain.		
4	Use of Plot	Residential		
5	Plot Address	Revenue Village Kaladwas, Khasra 3624/2818, 2815MI, 2818MI, 2816, 2817, 2808MI, 2878, 2880, 2783, 2784, 2785, 2794,2795, 3512f2793, 2854,2855,		
6	Plot Area	185076 Sqft (17200.37 Sqm)		
7	(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.		
8	Building Plan Approval As per Building Bye-Laws	CMJAY, 2015 And Building Bye Laws 2017		
9	Date of Release of Approved Building Plans	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.		
10	Inspection Report			
	Date of Start of Construction:	31-12-2018		
	Date of Completion:	16-08-2022		
	Date of Site Inspection:	16-08-2022		
	Architect Name	Sandeep Bhawsar		
	Architect Registration no.:	CA/2009/44623		
	Address (Proposed Building):	Plot of Tower no. - 6	Tower No 6 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	

Ar. Sandeep Bhawsar
A-703, Miraj Malhar, Malhar
Nagar, Shobhagpura, Udaipur
CA/2014/63466
CTP Raj./Architect/2021/70

S. NO	Details	Comments		ESSENTIAL	
		As per Approved Map	As per Site	FOR COMPLETION	FOR AT THE TIME OF UTILIZATION
1	Size of the Plot :	185076 Sqft (17200.37 Sqm)	185076 Sqft (17200.37 Sqm)	YES	YES
2	Road Width	60ft-60ft	Available On Site	YES	YES
3	Direction/facing of Plot	North-East Facing	North-East Facing	YES	YES
4	Setbacks :				
	Front -	50 ft (15.24 M)	50 ft (15.24 M)	YES	YES
	Side I -	70 ft (3.04 M)	70 ft (3.04 M)	YES	YES
	Side II -	20 ft (3.04 M)	20 ft (3.04 M)	YES	YES
	Rear -	53 ft (3.04 M)	53 ft (3.04 M)	YES	YES
5	Ground Coverage :	10024.56 SQFT	10024.56 SQFT	YES	YES
		5.41%	5.41%	YES	YES
	Basement/Stilt/Podium (If approved) :	N.A.	N.A.	NA	NA
	(i) Ramp(slope /Width) :	N.A.	N.A.	NA	NA
	(ii) Staircase :	N.A.	N.A.	NA	NA
	(iii) Setbacks :	N.A.	N.A.	NA	NA
	Lift/Elevator/Escalator No. of Lift Size of Lift	N.A.	N.A.	NA	NA
6	Height of Building :	30 M (100') Above Stilt	30 M (100') Above Stilt	YES	YES
	Number of Floors :	STILT, GROUND+9	STILT, GROUND+9	YES	YES
	Total Height	34.14 M (112')	34.14 M (112')	YES	YES
	Excluding Parapet/Mumty/Lift/ Machine Room/any other Architectural Element	N.A.	N.A.	NA	NA
	Including Parapet/Mumty/Lift/Machine Room/Any other Architectural Element	N.A.	N.A.	NA	NA
7	F.A.R.:	81445.6 sqft or 0.44	81445.6 sqft or 0.44	YES	YES

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8	Height of Compound Wall	6ft	6ft	YES	YES
	No. of Entry/Exit & Widht	Three Gates as per Approval Drawing	Gate-1 width 15'6". Gate-2 Width 17'2", Gate-3 Width 16'4"	YES	YES
	Security Room	Three Guard Rooms as per Approval Drawing	Gate-1 Guard Room 6'9"x 5'9" Gate-2 Guard Room 6'9"x 6'9" Gate-3 Guard Room 6'9"x 5'7"	YES	YES
	Other Services in Set Backs	As per Approval	STP Tank and Garbag yard, UG Tank, Transformer etc.	YES	YES
Parking :					
1	Total ECU -	N.A.	N.A.	NA	NA
2	Cars -	0	0		
3	Two-Wheelers in Open Area	241	241	YES	YES
Safety Parameters:					
1	Certification for Fire Safety (Final) :	Required	Yes Certification from Fire Safety is received for	YES	YES
2	Certification from structural Engineer : (Earthquake Resistant)	Required	Yes, Structural Stability Certificate received from VijayTech 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.	YES	YES

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3	Airport NOC (if required) :	Not Required	Not Required		
Environmental Parameter:					
1	Environment Clearance (if required) :	Required if case construction area is more than 20000 sqm	Obtained EC vide letter no.F(1)4/SEIAA/S EAC-Raj./Sectt/Project/ Cat.8a(20151)2021-22 Date 18-05-2022	NA	NA
2	Rain Water Harvesting :	Shown in Approved Plan	Yes, Rain Water Harvesting shown in as-built drawing and Provided at site.	INSTALLED	OPERATIONAL
3	Waste Water Recycling :	Required	Provided. Waste water is reused in <u>Plantation.</u>	INSTALLED	OPERATIONAL
4	Sewerage Treatment Plant :	Required	Provided and Shown in As Built Drawing.	INSTALLED	OPERATIONAL
5	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	INSTALLED	OPERATIONAL
6	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	NA	NA
Green Parameter:					
1	Plantation on Site :	As per Approval 16675 Sqft Garden garden area is Proposed. More that 214 Plants to be installed on complete plot..	16675 Sqft Garden garden area is Developed. 30 Plants have been installed on Plot and more than 214 small Plants to be installed for Development in Garden Nursery.	YES	YES
General Parameter:					
1	Cutout/ Open to sky / Ducts:	Shown in Approved Drawing.	Available On Site as per Approved Plan.	YES	YES
2	Projections / Balconis/ Covered/extended :	Shown in Approved Drawing.	Available On Site as per Approved Plan.	YES	YES
3	Provision of Water Supply	Shown in Approved Drawing.	Available On Site as per Approved Plan.	YES	YES

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4	Provision of Power/Electricity Connectivity including transformer Placement (if Required)		Available On Site as per Approved Plan.	INSTALLED	OPERATIONAL
5	Site Development including parking signages, pathways, Street Lighting		Available On Site as per Approved Plan.	YES	YES
6	Provision for Physically Challenged Persons :	Not Required	Flats allotted to Physically challenged on	NA	NA
7	Architectural Finishing i.e. paint/False Ceiling and interior Finishing	NA	N.A.	NA	NA
8	Internal Changes/ Deviation if any :	1. At Stilt floor 15 commercial spaces shown in 2nd phase revised approved plan. 2. One Common Toilet shown in EWS (1bkh) Flat	1) 15 Shops (Shop No. 1 to 15) with partition and shutters provided at site as commercial space shown in approved drawing at Stilt Floor. Commercial FAR shown 2747.58 sqft in as built Drawing. 2) WE and Bath Separate provided at Site shown in as Built drawing in EWS (1Bhk) Flats	NA	NA
9	Any other observation :				

Note : All the above mentioned points in this Check-list for completion certificate of tower-6 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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