

STUDIO RKR ARCHITECTURE

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

Letter No.-SRKRA/CC No.14/Sr.No.-14/date- 29.11.2022

Completion Certificate

I hereby certify that the building Tower-N (Juana) of Group Housing project "ARIHANT ADITA" situated at Khasra no. 213/2, 227/9 & 228 at village-Gangana, Tehsil-Luni, Distt; Jodhpur, Raj. Developed by M/s ARIHANT SUPERSTRUCTURE LTD. having its office at Ayushi Tower, First Floor, Pal Road, Barahvi Road Chouraha, Jodhpur was personally inspected by me and based on above facts, construction on site is complete in accordance with the approved building plans & Building Bye Laws. Type of building is Residential apartment, is also in accordance with the approved plan. Hence the Completion Certificate is issued under my signature on dated 29.11.2022.

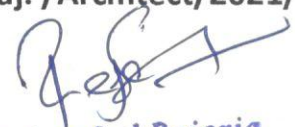
Architect: - Rajesh Mohan Lal Rajoria

Registration No.: - CA/2015/68762

Registration No.: - CTP Raj. /Architect/2021/66

COPY PROVIDED TO

- 1> Secretary, JDA, Jodhpur
- 2> M/s Arihant Superstructures Ltd.


Rajesh Mohan Lal Rajoria
Architect
CA/2015/68762

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Check List for Completion Certificate of Residential building Tower-N of Group Housing project "ARIHANT ADITA" Khasra no. 213/2, 227/9 & 228 at village- Gangana, Tehsil-Luni, Distt. Jodhpur				
1	Name of Plot Owner / Developer & Address	Mr. Ashok B. Chhajer, Add. Ayushi Tower, 1 st Floor, Pal Road, Jodhpur.		
2	Ownership Details Date of issue of Lease Deed Actioned / Allotted / Converted under 90-A rules / Others	Arihant Superstructures Ltd. 06.01.2011 Converted Under 90-A rules		
3	Name of Present Owner	ARIHANT SUPERSTRUCTURES LTD.		
4	Use of Plot (Land Use) as per lease deed	Residential Group Housing		
5	Plot No. / Building Address / Site	Khasra no. 213/2, 227/9 & 228 Village- Gangana, Tehsil-Luni, Distt. Jodhpur		
6	Building Plan Approval as / building bye laws 2013	Building Plans approved as per Building bye Laws-2013		
7	Details of Building Plan Approval (Building Plan approval Committee Meeting)	Approved by JDA, Jodhpur with their approval letter F-37, /Dir(P)JDA/BPC/12/1394 dated 10.12.2013.		
8	Date of release of Approved Building Plans	28.05.2012 & Revision on 10.12.2013		
9	Project Architect (As per Approved Maps)	Ar. Manish Dev Singh (CoA No. CA/2002/29610		
10	Plot Area (As per Approved Building Plans)	47041.56 Sq.Mt.		
11	Inspection Report Date of start of construction Date of completion of construction Date of Inspection	23.02.2014 31.10.2022 17.11.2022		
Following parameters to be checked during inspection for Completion Certificate				
A- Technical Parameters:				
S.No	Details	Comments	Essentials	Remarks
		As per Approved Plans	As per Site For Completion For the time of Occupancy	

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01	Size of Plot (Sq.Mt.)	47041.56	47041.56	47041.56	47041.56	
02	Width of Roads	30.00 M.	30.00 M.	30.00 M.	30.00 M.	
03	Direction/Facing Plot	North Facing	North Facing	North Facing	North Facing	
04	Setback:					
	Front:	15.00 m.	15.00 m.	15.00 m.	15.00 m.	
	Side-I	9.00 m.	9.00 m..	9.00 m.	9.00 m.	
	Side-II	9.00 m.	9.00 m..	9.00 m.	9.00 m.	
	Rear-	9.00 m.	9.00 m..	9.00 m.	9.00 m.	
05	(i)Ground Coverage	34.55 % (16256.38 sq.mt.)	Less than the Approval			Towers I, J & M is not constructed yet
	(ii) Basement/Stilt Floor/Floors / podium if any	Stilt floor + 14 floors	Stilt Floor + 14 Floors	Stilt floor + 14 floors	Stilt floor + 14 floors	
	(iii) Ramp Slope	Not Provided	Not Applicable			
	(iv)No. of Stairs	01	01			
	• Riser	0.15 M.	0.15 M.			
	• Tread	0.30 M.	0.30 M.			
	• Width	1.50 M.	1.50 M.			For Each Tower
	Lift / Elevators / Escalators	02	02			
	• No. of Lifts	1.89 x 2.74 (M.) 2.00 x 2.00 (M.)	1.89 x 2.74 (M) 2.00 x 2.00 (M)			
	• Size of Lifts					
06	(i) Height from Plinth Level	0.50 M.	0.50 M.			Plinth allowed up to 1.20 M.
	(ii)No. of Floors	Stilt + 14 Floors	Stilt+14 Floors			
	Total Height					
	Excluding Parapet/Mumty/Lift Machine room / any architectural element	45.65 Meter from Road Level	45.65 Meter from Level			
	Including Parapet/Mumty/Lift Machine room/any architectural element	53.00 M.	53.00 M.			Plinth & Stilt Height is free from permissible Height

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07	F.A.R (as applicable floor wise F.A.R.)	1.71 (58000.90 sq.mt.)	0.1829 (8607.49 sq.mt.)			Tower-N
08	Height of Compound Wall	Not Provided	2.10 m.			
	No. of Entry/Exit & Width	01 Nos. Width not provided				
	Security Room Size	Size not provided	2.40 x 2.4 x 2 Nos.			
	Any services in setback area	Electrical Sub Station, STP & UG Water Ranks	Electrical Sub Station, STP & UG Water Ranks			
B-PARKING PARAMETERS						
01	Total no. of ECU acquired	1351 e.c.u.	1460.00 e.c.u.			Parking for Tower-N is shown in Table
02	Total no. of Car Parking					
	Stilt	34.00	34.00			
	Open area	52.00	52.00			
	Visitor's	22.00	22.00			
	Mechanical Car Parking	Nil	nil			
Provision of Car Lifts	Nil					
03	Two-Wheeler parking	86.00	86.00			
C-SAFETY PARAMETERS (Fire & Structure)						
01	Certification of Fire Safety and compliance of UDH order dated 21.01.2020 regarding fire safety	Required	Provided			Fire NOC & Earthquake resistant certificate is provided
02	Certificate from Structural Engineer (Earthquake resistant)	Required	provided			
D-ENVIRONMENTAL PARAMETERS:						
 Mohan Lal Rajoria						

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01	Rain Water Harvesting	Proposed	Provided			
02	Waste Water Treatment	Proposed	Provided			
03	Provision of Sewerage line and Sewerage Treatment Plan	Proposed	Provided			
04	Provision of Solid Waste Management	Proposed	Provided			
05	Certificate for Environment Clearance (If Applicable)	Concern to Establish granted from MoEF	CTE is provided			Concern to Operate will be taken from MoEF after the completion of pending Towers (I, J & M)
06	Provision of Solar Panels/Solar Water Heater	Proposed	Provided			To be installed before the completion of pending Towers I, J & M
E-GREEN PARAMETERS:						
01	Plantation / Green / Park / Landscape	Proposed	Provided			
F-GENERAL PARAMETERS:						
01	Cut out / Open to Sky / Duct	Proposed	As/approved Maps			
02	Projections / Balconies (Covered / Extended)	1.22 M.	As/approved Maps			Allowed up to 1.50 m.
03	Provision of Water Supply	Proposed	Provided			


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04	Provision of Power /Electric Connectivity including transformer placement	Proposed	Provided			
05	Site development including parking signages, pathway, street lighting	Proposed	Provided			
06	Provision for physically challenged persons	Proposed	Provided			
07	Architectural finishings i.e. colour, Plaster, false ceiling, D/W, flooring etc.	Proposed	Provided			Completed in all respect
08	Internal Changes / Deviation if any					No Deviation
09	Any other observations					


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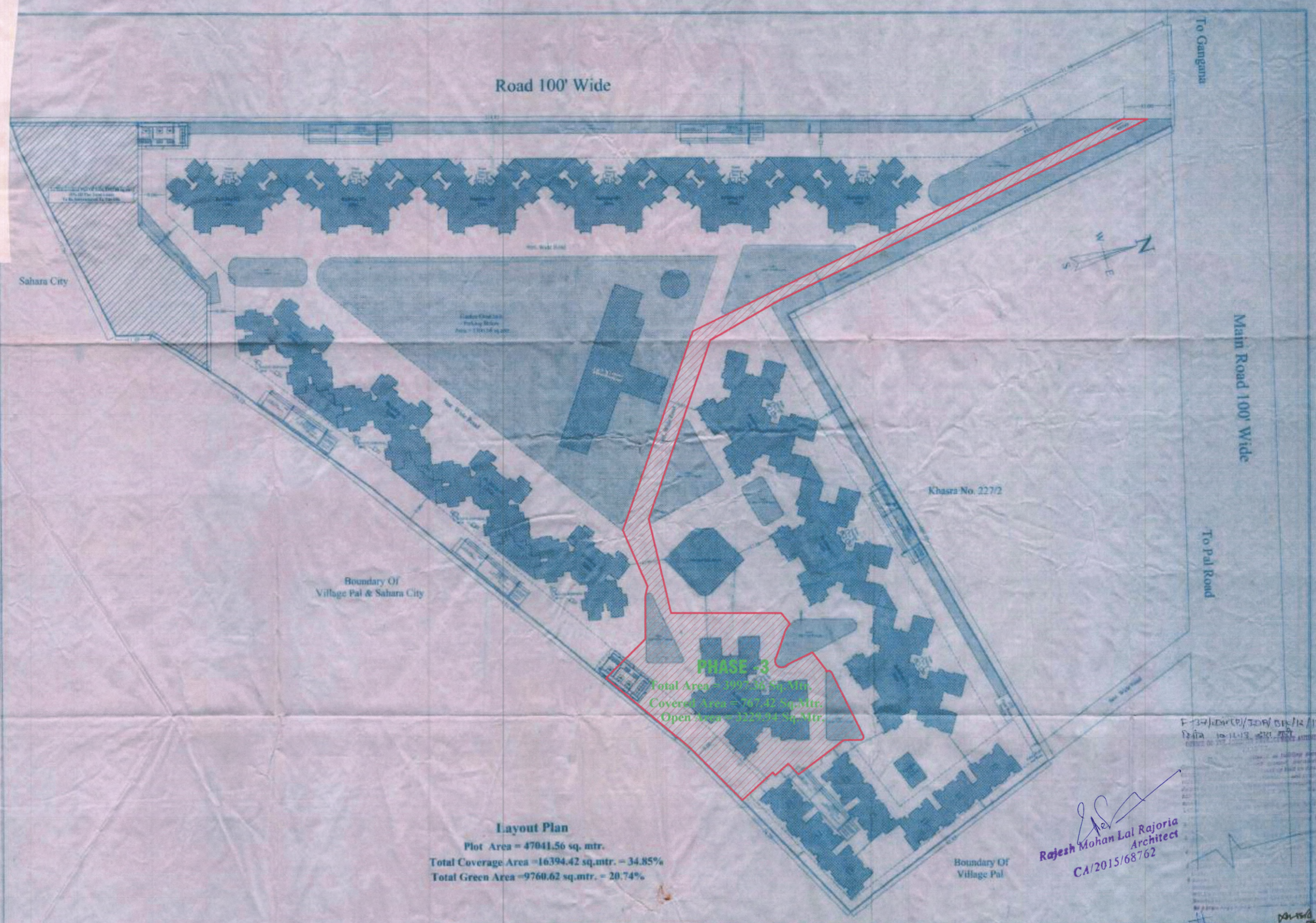
Architect:- Rajesh Mohan Lal Rajoria

Registration No. :- CA/2015/68762

Registration No. :- CTP Raj./Architect/2021/66

Structure Engineer. :- Mahendra Kawad

Registration No. :- M-1426331-6



Layout Plan
Plot Area = 47041.56 sq. mtr.
Total Coverage Area = 16394.42 sq. mtr. = 34.85%
Total Green Area = 9760.62 sq. mtr. = 20.74%

**Proposed Residencial Group Housing Arihant Adita At Khasra No.- 213/2, 227/9 & 228
Village -Gangana , Teh. Luni, Dist. Jodhpur (Raj.)
Applicant's Name :- M/s Arihant Superstructures Ltd.**

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OWNER
M/S. ARIHANT SUPERSTRUCTURES LTD.
ARCHITECT
MANISH DEV SINGH
R.A.M.
CA/200529416
DRY ARCHITECTS
B-10, W-10, JODHPUR, RAJASTHAN