

PARTIAL COMPLETION CERTIFICATE For "The Essentia Phase II (Tower F1 & F2)"

I hereby certify that The Essentia Phase II (Block F1 & F2- Wembley A & B) at Khasra no. 139, 140, 141, 144, 145, 146, 147, 148, 153/1, 197, 198, 199, 200, 202, 203, 204, 205, 254, 117, 118, 193, 195, 196, 201, 207 to 209, 211, 1266/138, Village- Khajuriwas, Alwar Bypass Road, Bhiwadi, Alwar - 301019 (Rajasthan), developed by M/s Star Raison Landmarks was personally inspected by me and based on the above fact, building construction on site is complete in accordance with the approved building plans with few internal changes within By-Laws. Type of the building (Residential Tower F1 & F2) is also in accordance with the approved plan. Hence the Completion Certificate is issued as per my best knowledge and information provided to me under my signature on date 20th March 2022.

Note:- Deposition of any Applicable fees/dues for the above completion certificate in any concerned government department is sole responsibility of the developer, any deviation done after the date of issuing of the certificate is sole responsibility of the developer, The building is complete in terms of the structure & partially in terms of other finishing. Any Court Cases in any concerned government department is sole responsibility of the developer.

Copy of Approved Drawings denoting the Block Plan (Tower F1 & F2) are attached with the Partial Completion Certificate.


Ar. Abhinav Sharma
Flat No. -901, Block-A, Royal
Platinum, Near SKN International
School, Jagatpura, Jaipur (Raj.) 302017
CA/2010/47042
CTP RAJ./Architect/2021/20

Architect: Abhinav Sharma

Reg.No. (Issued by COA): CA/2010/47042

Reg.No. (Issued by CTP, Rajasthan): CTP RAJ./Architect/2021/20

CHECK LIST FOR JOINT SITE INSPECTION OF THE BUILDING

Applicant/ Promoter Name: M/s Star Raison Landmarks
 Date of Issue of Lease Deed: 04/03/2013
 Type of Plot: (Auctioned/ Allotted/ Converted under 90-A Rules/ Others)
 Use of Plot (Land Use, as per Lease Deed): Residential
 Address (Proposed Building): Khasra no. 139, 140, 141, 144, 145, 146, 147, 148, 153/1, 197, 198, 199, 200, 202, 203, 204, 205, 254, 117, 118, 193, 195, 196, 201, 207 to 209, 211, 1266/138, Village-Khajuriwas, Alwar Bypass Road, Bhiwadi, Alwar - 301019 (Rajasthan)
 Plot Area of Proposed Building (Sq.Mt.): 48648.12 Sq.Mt./ 8130.00 Sq.Mt. (Phase Area)
 Details of Building Plan Approval: Letter No.: 4929- 30/17, Dated: 03/08/2017
 Date of Start of Construction: 08/20/2014
 Date of Inspection: 03/15/2022

Inspection for Completion Certificate:

A. Technical Parameters						
S.No.	Details		Comments		Essentials	
			As per approval	Available on site	For Completion	For at the time of Utilization Certificate
1.	Phase Area (Sq.Mt) for which the partial Completion is provided.		8130.00 Sq.Mt. (Phase Area)	8130.00 Sq.Mt. (Phase Area)	As per Approval	Existing
2.	Width of the Road (Through Phase 1)		60 Mtrs.	60 Mtrs.	As per Approval	Existing
3.	Direction/ Facing of the Plot		North Facing	North Facing	As per Approval	Existing
4.	Setbacks (Phase)	Direction				
	Front	North	As per Approval	As per Approval	As per Approval	As per Approval
	Side I	East	As per Approval	As per Approval	As per Approval	As per Approval
	Side II	West	As per Approval	As per Approval	As per Approval	As per Approval
	Rear	South	As per Approval	As per Approval	As per Approval	As per Approval
5.	I	Ground Coverage (Complete Project Approved)	16.115 %	16.115 %	As per Approval	Existing

VIVACIOUS DESIGNS

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 Raja Park, Jaipur-302004
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ABHINAV SHARMA
 B. Arch (Interior Design)
 (Member of Council of Architecture)
 Registration Number CA-2010/47042

Abhinav Sharma
 Ar. Abhinav Sharma
 Flat No.-201, Block-A, Royal
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ARCHITECTURAL DESIGN STUDIO

	II	Basement/ Stilt/Floors/ Podium (Tower F1 & F2)	B + G + 19 Floors	B + G + 19 Floors	As per Approval	Existing
	III	Ramp (Tower F1 & F2)	1 Nos.	As per Approval	As per Approval	Existing
	IV	No. of Stairs (Tower F1 & F2)	3 Nos.	3 Nos.	As per Approval	Existing
		• Riser	.15 Mtrs.	.15 Mtrs.	As per Approval	Existing
		• Tread	.30 Mtrs.	.30 Mtrs.	As per Approval	Existing
		• Width	1.2 Mtrs.	1.2 Mtrs.	As per Approval	Existing
	V	Lift/ Elevator/Escalator (Tower F1 & F2)				
		• No. of Lifts	5 Nos. + 1 Nos.	5 Nos. + 1 Nos.	As per Latest Building By-Laws	Existing
		• Size of Lifts	As Per Approval	As Per Approval	As per Approval	Existing
	6.	I	Height From Plinth Level (Tower F1 & F2)	58.87 Mtrs.	58.87 Mtrs.	As per Approval
II		No. of Floors (Tower F1 & F2)	B + G + 19 Floors	B + G + 19 Floors	As per Approval	Existing
III		Total Height (Tower F1 & F2)				
		• Excluding parapet/ mumty/ Lift Room/ any other architectural Element.	58.87 Mtrs.	58.87 Mtrs.	As per Approval	Existing
		• Including parapet/ mumty/ Lift Room/ any other architectural Element.	64.87 Mtrs.	64.87 Mtrs.	As per Approval	Existing
7.	F.A.R. (Tower F1 & F2)		22136.98 Sq.Mt.	22136.98 Sq.Mt.	As per Approval	Existing

B. Parking Parameters

S.No.	Details		Comments		Essentials	
			As per approval	Provision Available on site	For Completion	For at the time of Utilization Certificate
1.	Total ECU Required (Tower F1 & F2)		227 Cars/221 Scooters/ 111 Cycles	227 Cars/221 Scooters/ 111 Cycles	Provision Required	Existing
2.	Total No. of Car Parking (Tower F1 & F2)					
	I	• Basement	As per Approval	As per Approval	Provision Required	Space Available
	II	• Stilt	----	----	----	----
	III	• Open Area	As per Approval	As per Approval	Provision Required	Space Available
	IV	• Visitors	As per Approval	As per Approval	Provision Required	Space Available
	V	• Mechanical Car Parking	----	----	----	----
	VI	• Provision of Car Lift	----	----	----	----

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ABHINAV SHARMA

B. Arch (Interior Design)
(Member of Council of Architecture)
Registration Number: CA/2010/47042

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C. Safety Parameters (Fire & Structure)

S.No.	Details	Comments		Essentials	
		As per approval	Available on site	For Completion	For at the time of Utilization Certificate
1.	Certificate for Fire Safety & compliance of UDH order dated 21.01.2020 regarding Fire Safety	Required	Available	Provision Required	Available
2.	Certificate from Structural Engineer (Earthquake Resistant)	Required	Applied For	----	----

D. Environmental Parameters

S.No.	Details	Comments		Essentials	
		As per approval	Available on site	For Completion	For at the time of Utilization Certificate
1.	Rain Water Harvesting	Required	Provision Available	Provision Required	Working
2.	Waste Water Treatment/ Recycling	Not Required	----		
3.	Sewerage Treatment Plant/ Sewerage Line	Required	Provision Available	Provision Required	Working
4.	Provision of Solid Waste Management	----	----	----	----
5.	Environment Clearance Certificate	Required	Available	Provision Required	Available
6.	Provision of Solar Panels/Solar Water Heater	Required	Provision Available	Provision Required	Provision Existing

E. Green Parameters

S.No.	Details	Comments		Essentials	
		As per approval	Available on site	For Completion	For at the time of Utilization Certificate
1.	Plantation on Site	Required	Provision Available	Provision Required	Provision Existing

F. General Parameters

S.No.	Details	Comments		Essentials	
		As per approval	Available on site	For Completion	For at the time of Utilization Certificate
1.	Cut-Outs/ Open to sky/ Ducts (Per Block)	23 Nos. On Terrace	23 Nos. On Terrace	As per Approval	Existing
2.	Projection/Balconies etc.	As per Approval	As per Approval	As per Approval	Existing
3.	Provision of water supply	Required	Provision Available	Provision Required	Provision Existing

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B. Arch (10th Dec 2018)
(Member of Council of Architecture)
Registration Number CA/2010/47042

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Flat No.-301, Block-A, Royal
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ARCHITECTURAL DESIGN STUDIO

4.	Provision of power/Electrical of power/ Electrical connectivity including transformer placement (if required)	Required	Provision Available	Provision Required	Provision Existing
5.	Site development including parking sin ages, pathway, street lighting	Required	Provision Available	Provision Required	Space Available
6.	Provisions for physically challenged Persons.	Required	Provision Available	Provision Required	Provision Existing
7.	Architectural Finishing's such as paint, false ceiling and interior finishing, etc.	----	----	Structure should be Complete.	Structure Complete Architectural Finishes Partially Finish
8.	Internal Changes / Deviation if Any	----	Location of internal doors & windows Changed within latest laws.	----	----
9.	Any Other Observation	----	Elements for Elevational Treatment available on the facade & Terrace.	----	----

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ABHINAV SHARMA

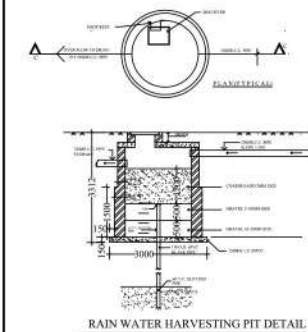
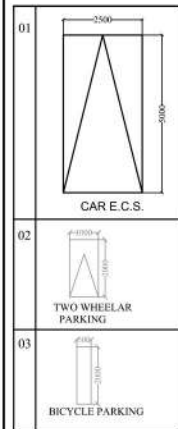
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LEGEND :-	
01	NEW PLOT LAND
02	APPROVED LAND AREA
03	OTHER LAND AREA
04	FACILITY AREA
05	EXCLUSIVE OPEN TERRACE AREA = 541.54 SQ.MT.
06	SUBSEQUENT PHASES

AREA STATEMENT OF OLD AREA & NEW AREA				
S.NO	PARTICULARS	ALL READY APPROVED AREA	ALL READY APPROVED AREA	PROPOSED REVISION
1	PLOT AREA	28,531.000 SQ.MT	19,725.300 SQ.MT	20,117.12
2	F.A.R. AREA	51,285.75 SQ.MT.	38,101.287 SQ.MT.	38,101.276
3	GROUND COV.	5,111.31 SQ.MT.	3,280.017 SQ.MT.	3,242.848
4	UNITS DETAILS	987 UNITS	693 UNITS	625 UNITS
5	BASEMENT AREA	7,914.78 SQ.MT.	15,802.304 SQ.MT.	21,335.046

AREA STATEMENT E.W.S & L.I.G

S.NO	PARTICULARS	SQ.MTR.
1	PLOT AREA = 2,036.21 sq.mt.	2,036.21
2	PERMISSIBLE GROUND COVERAGE = 35% = 35% OF 2,036.21 = 7,12.67 SQ.MT.	712.67
3	PROPOSED GROUND COVERAGE	27.38 %
4	ACHIVED AREA FOR E.W.S & L.I.G	2,638.480
A ACHIVED AREA FOR E.W.S = 1073.856		
B ACHIVED AREA FOR L.I.G = 1067.345		
C ACHIVED AREA FOR CIRCULATION E.W.S & L.I.G = 411.881		
D FIRE STAIR CASE AREA = 95.398		
TOTAL = A+B+C+D+E = 2,638.480 SQ.MT.		
5	PROPOSED L.I.G.	35 L.I.G.
6	PROPOSED E.W.S.	25 E.W.S.
7	REQUIRED PARKING FOR L.I.G. 2 TWO WHEELER PARKING @ PER 1 L.I.G. FOR 35 NO. OF L.I.G. REQ. TWO WHEELER = 70	70 NO.S
8	PROPOSED PARKING FOR L.I.G.	70
9	REQUIRED PARKING FOR E.W.S. 1 TWO WHEELER PARKING @ PER 1 E.W.S. FOR 25 NO. OF E.W.S. REQ. TWO WHEELER = 25	25
10	PROPOSED PARKING FOR E.W.S.	25
11	TOTAL BUILT-UP AREA FOR E.W.S & L.I.G. = MUMTY + MACHINE ROOM AREA = 2,638.480 + 61.156 = 2,699.636	2,699.636



MASTER PLAN ROAD 60 MT. WIDE
PROPOSED MASTER PLAN 60.00 MT. WIDE ROAD

KHASRA NO. 153

FUTURE PHASE

THE ESSENTIA PHASE - I (COMPLETED)

THE ESSENTIA PHASE - I (COMPLETED)

PHASE 2 CURTAILED

FUTURE PHASE

FUTURE PHASE

FUTURE PHASE

FUTURE PHASE

FUTURE PHASE

PHASE 2 CURTAILED

FLOORS	TOWER E		TOWER F1&F2		TOWER N		TOTAL F.A.R. AREA	TOTAL GROUND COVERAGE	TOTAL STLT. AREA	TOTAL BASEMENT AREA	TOTAL FIRE STAIR AREA	TOTAL CIRCULATION AREA	TOTAL STORE AREA	TOTAL UNITS	TOTAL BUILT-UP AREA
	UNITS	AREA	UNITS	AREA	UNITS	AREA									
GROUND COVERAGE	1108.472		1387.370		748.006			3242.848							
LOWER BASEMENT										5295.115					
UPPER BASEMENT										16035.931					
GROUND FLOOR	14	889.310	18	1108.840	10	588.262									
1st FLOOR	14	889.310	18	1108.840	10	577.374									
2nd FLOOR	14	889.310	18	1108.840	10	577.374									
3rd FLOOR	14	889.310	18	1108.840	10	577.374									
4th FLOOR	14	889.310	18	1108.840	10	577.374									
5th FLOOR	14	889.310	18	1108.840	10	577.374									
6th FLOOR	14	889.310	18	1108.840	10	577.374									
7th FLOOR	14	889.310	18	1108.840	10	577.374									
8th FLOOR	14	889.310	18	1108.840	10	577.374									
9th FLOOR	14	889.310	18	1108.840	10	577.374									
10th FLOOR	14	889.310	18	1108.840	10	577.374									
11th FLOOR	14	889.310	18	1108.840	10	577.374									
12th FLOOR	14	889.310	18	1108.840	10	577.374									
13th FLOOR	14	889.310	18	1108.840	10	577.374									
14th FLOOR	14	889.310	18	1108.840	10	577.374									
15th FLOOR	14	889.310	18	1108.840	10	577.374									
16th FLOOR	14	889.310	18	1108.840	10	577.374									
17th FLOOR	14	889.310	18	1108.840	10	577.374									
18th FLOOR	14	889.310	18	1108.840	10	577.374									
19th FLOOR	14	889.310	18	1108.840	10	577.374									
20th FLOOR	14	889.310	18	1108.840	10	577.374									
21st FLOOR	14	889.310	18	1108.840	10	577.374									
22nd FLOOR	14	889.310	18	1108.840	10	577.374									
23rd FLOOR	14	889.310	18	1108.840	10	577.374									
24th FLOOR	14	889.310	18	1108.840	10	577.374									
TOTAL F.A.R. AREA OF THE TOWER	12389.238		22124.880		2807.776		27111.994								
TOTAL UNITS OF THE TOWER	196		380		60										
TOTAL FIRE STAIRCASE AREA OF THE TOWER	301.800		798.400		103.990										
TOTAL CIRCULATION AREA OF THE TOWER	2800.907		4321.418		999.130						1123.969				
TOTAL STORE AREA OF THE TOWER	6.000		116.890		0.888								115.693		67420.145

TOWER - E				
FLOOR	F.A.R. AREA	CIRCULATION AREA	FIRE STAIR CASE AREA	TOTAL BUILT-UP AREA = F.A.R. AREA + CIRCULATION AREA + FIRE STAIR CASE AREA
GROUND FLOOR	889.310	200.042	25.120	1109.472
1st FLOOR	889.310	176.873	25.120	1086.303
2nd FLOOR	889.310	176.873	25.120	1086.303
3rd FLOOR	889.310	176.873	25.120	1086.303
4th FLOOR	889.310	176.873	25.120	1086.303
5th FLOOR	889.310	176.873	25.120	1086.303
6th FLOOR	889.310	176.873	25.120	1086.303
7th FLOOR	889.310	176.873	25.120	1086.303
8th FLOOR	889.310	176.873	25.120	1086.303
9th FLOOR	889.310	176.873	25.120	1086.303
10th FLOOR	889.310	176.873	25.120	1086.303
11th FLOOR	889.310	176.873	25.120	1086.303
12th FLOOR	889.310	176.873	25.120	1086.303
13th FLOOR	889.310	176.873	25.120	1086.303
14th FLOOR	889.310	176.873	25.120	1086.303
15th FLOOR	889.310	176.873	25.120	1086.303
16th FLOOR	889.310	176.873	25.120	1086.303
17th FLOOR	889.310	176.873	25.120	1086.303
18th FLOOR	889.310	176.873	25.120	1086.303
19th FLOOR	889.310	176.873	25.120	1086.303
20th FLOOR	889.310	176.873	25.120	1086.303
21st FLOOR	889.310	176.873	25.120	1086.303
22nd FLOOR	889.310	176.873	25.120	1086.303
23rd FLOOR	889.310	176.873	25.120	1086.303
24th FLOOR	889.310	176.873	25.120	1086.303
TERRACE FLOOR	12,389.238	2,500.907	281.68	15,191.823
TOTAL GROUND COVERAGE OF THE TOWER - E	1109.472 SQ.MT			
TOTAL BUILT-UP AREA OF THE TOWER - E	1,109,472 SQ.MT			

01	REQUIRED E.W.S & L.I.G. AREA = 38,101.276 X 5 % = 1905.063 SQ.MT.
02	PROPOSED E.W.S & L.I.G. = 2,131.201 SQ.MT.
03	REQUIRED E.W.S. AREA = 38,101.276 X 2.5% = 952.53 SQ.MT.
04	PROPOSED E.W.S. AREA = 1,073.856 SQ.MT.
05	REQUIRED L.I.G. AREA = 38,101.276 X 2.5% = 952.53 SQ.MT.
06	PROPOSED L.I.G. AREA = 1,057.345 SQ.MT.

NOTE :- PROPOSED FOR CONSTRUCTION TO BE ADJUSTMENT AGAINST THE REQUIREMENT OF FUTURE UNITS AND EXPANSION OF PROJECT.

TOWER - F1 & F2				
FLOOR	F.A.R. AREA	CIRCULATION AREA	FIRE STAIR CASE AREA	TOTAL BUILT-UP AREA = F.A.R. AREA + CIRCULATION AREA + FIRE STAIR CASE AREA
GROUND FLOOR	1108.472	242.527	25.120	1376.119
1st FLOOR	1108.472	214.840	25.120	1348.432
2nd FLOOR	1108.472	214.840	25.120	1348.432
3rd FLOOR	1108.472	214.840	25.120	1348.432
4th FLOOR	1108.472	214.840	25.120	1348.432
5th FLOOR	1108.472	214.840	25.120	1348.432
6th FLOOR	1108.472	214.840	25.120	1348.432
7th FLOOR	1108.472	214.840	25.120	1348.432
8th FLOOR	1108.472	214.840	25.120	1348.432
9th FLOOR	1108.472	214.840	25.120	1348.432
10th FLOOR	1108.472	214.840	25.120	1348.432
11th FLOOR	1108.472	214.840	25.120	1348.432
12th FLOOR	1108.472	214.840	25.120	1348.432
13th FLOOR	1108.472	214.840	25.120	1348.432
14th FLOOR	1108.472	214.840	25.120	1348.432
15th FLOOR	1108.472	214.840	25.120	1348.432
16th FLOOR	1108.472	214.840	25.120	1348.432
17th FLOOR	1108.472	214.840	25.120	1348.432
18th FLOOR	1108.472	214.840	25.120	1348.432
19th FLOOR	1108.472	214.840	25.120	1348.432
20th FLOOR	1108.472	214.840	25.120	1348.432
21st FLOOR	1108.472	214.840	25.120	1348.432
22nd FLOOR	1108.472	214.840	25.120	1348.432
23rd FLOOR	1108.472	214.840	25.120	1348.432
24th FLOOR	1108.472	214.840	25.120	1348.432
TERRACE FLOOR	12,389.238	2,500.907	281.68	15,191.823
TOTAL GROUND COVERAGE OF THE TOWER - F1 & F2	1,376.119 SQ.MT			
TOTAL BUILT-UP AREA OF THE TOWER - F1 & F2	1,376,119 SQ.MT			

TOWER - F1-F2	
TOTAL GROUND COVERAGE OF THE TOWER - F1 - F2 = 1,347.370 SQ.MT.	
TOTAL BUILT-UP AREA OF THE TOWER - F1 - F2 = 27,512.585 SQ.MT.	

A1	TOWER - F1 - F2
A2	ASHOKE ROOM AREA = 125.025 SQ.MT.
A3	FIRE STAIR CASE MUNITY AREA = 44.075 SQ.MT.
A4	WATER TANK AREA = 534.408 SQ.MT.
TOTAL AREA = A + A2 + C + 125.025 = 44.075 + 534.408 = 2,149.900 SQ.MT.	