

COMPLETION CERTIFICATE

I hereby certify that ASKG HEIGHTS at Plot No.37 and 38 Village Mangyawas, Kirti Sagar-P, Tehsil- Sanganer, Jaipur. developed by M/s Astha Industries, was personally inspected by me and based on the above fact, building construction on site is complete in accordance with the approved building plans. Type of the building (Residential) is also in accordance with the approved plan. Hence the completion Certificate is issued as per my best knowledge and information provided to me under my signature on date 30th Sept. 2023.

Note: Deposition of any Application 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 departments is sole responsibility of the developer. 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's.


Ar. Surya Prakash
T-87, Manglam Tower Near
Riddhi Siddhi, Gopalpura, JAIPUR
CA/2006/37839
Architect: Surya Prakash
CTP RAJ./Architects/ 2021/13

Reg. No. (issued by COA): CA/2006/37839

Reg. No. (Issued by CTP, Rajasthan): CTP RAJ./Architects/ 2021/2013

**List of Documents to be submitted with Completion
Certificate/Partial Completion Certificate**

S.No	Documents	Annexure's	Page Nos.
1	Completion Certificate	Annexure 1	
2	Checklist of Completion Certificate	Annexure 2	
3	CC Fee deposition Receipt	Annexure 3	
4	Copy of Lease deed and Site Plan <i>(Issued by the Local Authority)</i>	Annexure 4	
5	As-Built Drawings <i>(Attested by Empaneled Architect)</i>	Annexure 5	
6	Copy of Latest Approved Building Plans with Approval Letter <i>(On the basis of which CC is issued)</i>	Annexure 6	
7	Certified Copy of Google Map <i>(with Latitude & Longitude)</i>	Annexure 7	
8	Site Photographs (from all the sides) <i>(Building Blocks/Internal/Outer Development Works)</i>	Annexure 8	
9	Certificate of Structural Engineer	Annexure 9	
10	Affidavit for Compliances of Part-VI of NBC and Earthquake resistance provisions <i>(Attested by the Architect, Structural Engineer and Developer of the Project)</i>	Annexure 10	
11	Certificate from Labour Department for deposition of complete Labour Cess	Annexure 11	
12	List of EWS/LIG units and Status of Completion & Allotment <i>(if applicable)</i>	Annexure 12	
13	Working/Services Drawings of the Project <i>The scanned copy of all the drawings can be submitted in Pen-drive having Seal and sign of Concerned Consultant, Project Architect and Developer in separate folders as mentioned below.</i>	Annexure 13/ Scanned Copies in Pendrive	
i)	All Working Drawings	Sub-Annexure 13.1	
ii)	All Structural Drawings	Sub-Annexure 13.2	
iii)	All Electrical Drawings	Sub-Annexure 13.3	
iv)	Plumbing & Water Supply Drawings	Sub-Annexure 13.4	
v)	Storm Water and Sewerage Drawings	Sub-Annexure 13.5	
vi)	Fire Fighting Drawings	Sub-Annexure 13.6	
vii)	HVAC Drawings	Sub-Annexure 13.7	
viii)	Rain Water Harvesting Structure Drawings	Sub-Annexure 13.8	
ix)	Any Other Drawings	Sub-Annexure 13.9	

Seal and Sign
(Name of the Developer/Promoter)

अनसची-5

CheckListforCompletionCertificate

BasicDetailsoftheProject		
Nameof Developer/Promoter	M/S ASTHA INDUSTRIES	
AddressofDeveloper/Promoter	Plot NO.15,JAI DAI NAGAR,Jaipur (rajasthan)	
NameoftheProject	ASKG HEIGHTS	
RERRegistrationNo.	RAJ/P/2023/2554	
Address of the Project(Plotno./Khasr ano.	Plot No.37 and 38 village Mangyawas,Kirti Sagar-P Jaipur(rajasthan)	
PlotArea(Sq.mts.) (AsperApprovedBuildingPlan)	846.38 Sq.Mtr.	
Widthof FrontRoad	12.00 Mtr.	
Landuseof PlotasperLeasedeed	Residential	DateofissueofLeaseDeed:24.01.2023
UseofApprovedBuildingPlans (Multi-dwellingUnit/Resi.Flats/GroupHousing/Studio/Row Houses/CMJAY-1A/3A/3B/3C/Hotel/Resort/Mall/Commercial Complex/Offices/School/College/Hospital/etc.)	Residential Flats	
BuildingPlansapprovingAuthority	J.D.A.	
LatestBuildingPlans Releasedate	01.02.2023	
BuildingPlansValidityDate	5 YEARS/01.02.2028	
BuildingPlanApprovalasperBuildingByelaws(2000/2010/2017/2020/anyother)	2020	
ArchitectoftheProject&COAno.	SURYA PRAKASH /CA/2006/37839	
StructuralEngineeroftheProject	SUNIL GOYAL	

CompletionCertificateissuedforCompleteapproved projector Partial areaoftheProject	Complete Project
<i>IncaseofPartialCompletionCertificate,</i>	
PartiallycompletedPlotarea	N.A.
DetailofCompletedBlock/Tower	N.A.

Site Inspection Report

A-Technical Parameters of Building Blocks:

S.No	Details		As per Latest Approved Building Plans	As per Site	Comments (if any)
1	Setbacks	Direction			
	Front	EAST	3.0 mt.	3.0 mt.	
	Sidel	SOUTH	4.55 mt.	4.55 mt.	
	Sidell	WEST	4.55 mt.	4.55 mt.	
	Rear	NORTH	4.55 mt.	4.55 mt.	
2	Ground Coverage		Within Setbacks	Within Setbacks	
3	Gross Built-up Area (Sq.mts)		3685.44 Sq. Mt.	3685.44 Sq. Mt	
4	F.A.R./B.A.R (Sq.mts & Ratio)		3.84	3.84	
5	Total No. of Floors (Basement, Stilt, above floors, service floor, etc.)		STILT+SIX	STILT+SIX	
6	Total Height of Building (In mts.)		21.50 Mt.	21.50 Mt.	
i)	Plinth		.45 Mt.	.45 Mt.	
ii)	Stilt/Podium		3.0 Mt.	3.0 Mt.	
iii)	Ground/First to Terrace		18.0 Mt.	18.0 Mt.	
iv)	Parapet/Mumty/Lift Machine Room/any other architectural element		4.50 Mt.	4.50 Mt.	
7	No. of Blocks/Towers		01 BLOCK	01 BLOCK	
8	Total No. of Units (Flats/Shops/Showroom etc.)		36 UNITS	36 UNITS	
9	Commercial Area (in case of Group housing/Flatted Development project)		NO	NO	
10	Community Facilities area (Club, community hall, Society office, Swimming pool etc.)		Club/Society Office	Club/Society Office	
11	Refuge area (if any)		NO	NO	
12	Total No. of Staircases		1 NOS.	1 NOS.	
i)	No. of Open Fire staircase		N.A.	N.A.	
ii)	No. of Pressurized Fire Stair case				
13	No. of Lifts Size of Lift		1 NOS. 2.0 X 1.67 Mt.	1 NOS. 2.0 X 1.67 Mt.	
14	No. of Escalators		NO	NO	

AKRITI AYOJAN
ARCHITECTURE, INTERIOR, DESIGN

T-87, Manglam Tower, Near RiddhiSiddhChouraha, Gopalpura, Jaipur

15	Provision for Physically Challenged Persons - Ramp - Toilet - Car Parking - Lifts	As Per Approval	As Per Approval	
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16	Cut-Out/Open to Sky/Shafts	As Per Approval	As Per Approval	
17	Projections/Balconies etc. (Covered/extended)	As Per Approval	As Per Approval	
18	Porch (if any)	NO	NO	

B-Parking Parameters:

S.No	Details	As per Latest Approved Building Plans	As per Site	Comments (if any)
1	Total E.C.U Required	31.33 E.C.U.	31.33 E.C.U.	
2	Total No. of Car parking	24 CAR	24 CAR	
i)	Surface Parking	As Per Approval	As Per Approval	
ii)	Mechanical Car Parking	NO	NO	
iii)	- Basement (I, II, III, ...) - Stilt - Open Area	NO 01 CAR 23 CAR	NO 01 CAR 23 CAR	
3	Two-Wheeler Parking	22 Scooters	22 Scooters	
4	Bus Parking	no	no	
5	Visitors Parking	3 Car, 3 Scooters	3 Car, 3 Scooters	
6	EV Charging Facility Car parks	3 Car	3 Car	
7	Ramp (for parking floors) - Width - Slope	As Per Approval	As Per Approval	
8	Provision of Car Lift	NO	NO	

C-Outer Development Parameters:

S.No	Details	As per Latest Approved Building Plans	As per Site	Comments (if any)
1	Green & Plantation			
i)	Total Green Area (Sq.mts)	98.98 Sq. Mt.	98.98 Sq. Mt.	
ii)	Surface Green Area (Sq.mts)	As Per Approval	As Per Approval	
iii)	Podium Green Area (Sq.mts)	As Per Approval	As Per Approval	
iv)	Plantation Corridor (if any)	NO	NO	

v)	TreePlantation(AsperNorms)	As Per Approval	As Per Approval	
2	ApprovedServicesintheProject (STP,WTP,Under GroundWater Tank,Pumproom,PanelRoom, etc.)	As Per Approval	As Per Approval	
3	DrivewaysforFiretender Movement/Parking,etc.	As Per Approval	As Per Approval	
4	No.ofEntry/Exit&Width	1/1 and 3.6	1/1 and 3.6	
5	No.ofSecurityRooms&Size	As Per Approval	As Per Approval	
6	HeightofCompoundwall (AsperNorms)	1.5 Mt.	1.5 Mt.	

D-ProvisionsofAffordableHousingPolicy/CMJAYPolicy:				
Applicableonly incaseof GroupHousingProjectshavingareamorethan5000Sq.mts.				
EWS/LIGunits providedonMainplot/SplitLocation			Onmainplot/SplitLocation	
Incase,EWS/LIGunitprovidedonSplitLocation				
AddressofSplitLocation				
S.No	Details	As per LatestAppr oval	AsperSite	Comments (ifany)
1	No.of EWSunits	NA	NA	
2	No.of LIGunits	NA	NA	
3	TotalCarpetAreaProvided(Sq.mts)	NA	NA	
4	TotalSBUAAreaProvided(Sq.mts)	NA	NA	
5	ParkingofEWS/LIGUnits	NA	NA	
6	CompletiontimeofEWS/LIGunits	NA	NA	

E-DevelopmentWorkofBuildingBlocks(forCompletionCertificate)				
S.No	DevelopmentWorks	Work to beCompleted atthe time of CC(inpercentag e)	Workdon eoninPro ject (Mark"YES")	Comments (ifany)
1	Civilconstructionworkof Super structure	100%	YES	
2	Internal & External Plaster andPaintwork	100%	YES	
3	Doorandwindow/ StructuralGlazingwork	100%	YES	
4	FlooringWork	100%	YES	
5	Balconiesandrailingwork	100%	YES	
6	InstallationofSanitaryand PlumbingFittings	100%	YES	
7	InstallationofElectricalFittings	100%	YES	

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ARCHITECTURE, INTERIOR, DESIGN
T-87, Manglam Tower, Near RiddhiSiddhChouraha, Gopalpura, Jaipur

8	CommunityFacilities (Club,communityhall,Societyoffice, Swimmingpool,shopsetc.)	100%	YES	
9	DevelopmentworksofCommona reas (Lobbies/Corridors/Staircase/Li ft well/Terraces/Ramp/etc.)	100%	YES	
10	Installationof Lifts/Escalators	100%	YES	
11	Covered Parking Areas &Mech.Parking (Basement/Stilt/e tc.)	100%	YES	
12	ElevationalWork	100%	YES	
13	OverheadandUnderground Water Tanks	100%	YES	
14	HVAC works	100%	NO	
15	Provision for PhysicallyChallengedP ersons	100%	YES	
16	InstallationofFireSafety	100%	YES	
	Equipment's			
17	StatusofEWS/LIGunits	100%	NO	

F-OuterDevelopmentWorksandServicesoftheProject(forCompletionCertificate)

S.No	DevelopmentWorks	Work to beCompleted atthe time of CC(inpercentag e)	Work done onin Project(Mark" YES")	Comments (ifany)
1	Compoundwall	100%	YES	
2	Entry&ExitGates/GuardRooms	100%	YES	
3	Driveways&Pathways	100%	YES	
4	OpenParkingAreas	100%	YES	
5	MeterRoom/PumpRoometc.	100%	YES	
6	ElectricalWork/Lightpolesetc.	100%	YES	
7	WaterSupplylines/UGTank	100%	YES	
8	StormWaterDrains	100%	YES	
9	ConstructionofRainWaterH arvestingStructure	100%	YES	
10	Structure of Waste waterTreatment/Recyclin gPlant	100%	NA	

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11	Laying of Sewerage line and Construction of Sewerage Treatment Plant (STP)	100%	NA	
12	Any other work	100%	NO	

G-NOC's/Certifications Required (for Completion Certificate)

S.No	Type of NOC/Certification	Applicable/Not Applicable	Obtained
1	Structural Certificate	Applicable	YES
2	Green Building Certification (LEED/IGBC/GRIHA/ASSOCHAMGEM)	Not Applicable	
3	Any other (as applicable)	NO	

AKRITI AYOJAN
ARCHITECTURE, INTERIOR, DESIGN

T-87, Manglam Tower, Near RiddhiSiddhChouraha, Gopalpura, Jaipur

Completion Fee (To be deposited in Local Authority)

Gross-Built up area of the completed Part 36855.44 Sq.mts X Rs 10/- = 36854.40 say 36855

Total Amount Rs 36855.00/- (In words thirty six thousand eight hundred fifty five only)

S/.
Ar. Surya Prakash
T-87, Manglam Tower Near
Ridhi Sidhi, Gopalpura, JAIPUR
CA/2006/37839

(Seal & Signature of Architect with
CTP RAJ/Architects/2021/13

date) Name of Architect: ... SURYA PRAKASH

Reg. No (Issued by COA): - CA/2006/37839.

Reg. No (Issued by CTPRAJ.): - CTP
RAJ./Architects/2021/2013

Renewal date of Reg. No. CTPRAJ.: - 23.06.2023

For Astha Industries

Proprietor

(Seal & Signature of Developer with

date) Name of Developer: ... M/S ASTHA
INDUSTRIES

Note-

1. Completion certificate must be issued after confirmation of Construction of Building as per Latest approved Building Plans of the Project. Parameters approved in Building plans and available on site must be filled in the concerning columns.
2. Empaneled Architect must ensure all applicable provisions as per building byelaws and other related Norms complied in the Project.
3. Empaneled Architect must ensure that all the Development works of the Building blocks as mentioned in Table "E" and Outer Development Works as mentioned in Table "F" must be completed 100% and accordingly Status of development work shall be filled as "YES" in the concerning columns before issuing Completion Certificate.
4. Empaneled Architect must ensure that all the NOC's and Certification (as applicable) must be obtained before issuing of Completion Certificate.
5. If any provision is not required as per Latest approved Building Plan and Norms then write 'NA' for Not applicable in the concerning columns.
6. If there are deviations on site from latest approved Building Plans, then Revised maps need to be approved from the Competent Authority before issuing of Completion Certificate. Building plans need not to be revised if there are Deviations like Elevational treatment, Minor changes in structural elements which do not disturb the parking placements, Common areas, allotted units and by such internal changes and GBUA and FAR/BAR of the project are not changed.
7. Cross-signatures/Self-attestation are required to be done on every page of the Checklist.
8. If the Technical parameters of the project (as per Table A, B, C & D) are not as per Latest approved Building Plans, any of the Development works (as per Table E & F) are not completed in all respect i.e. 100% and all the NOC's and Certification (as applicable) are not obtained, then, Completion Certificate shall not be issued, otherwise such Completion Certificate will be treated as Invalid.
9. If Completion/Partial Completion Certificate is issued on the basis of wrong facts, then, Govt. may cancel the registration/empanelment and take necessary action against the Architect and Completion Certificate will be considered as invalid.
10. If for any reasons, Completion certificate becomes Invalid, then, fee deposited for CC shall be forfeited and will not be adjusted