

Biswajit Sengupta.

a r c h i t e c t

b.arch.,fiia.,aiiid

ph- 09887488263/9672972807

01493-515305

A 305, Block 2, RANGOLI, Ashiana Village

Bhiwadi 301019, Alwar, Rajasthan

email: bsen.architect@gmail.com

Date: 23Jun 2023

ANNEXURE 'B'

Completion Certificate

I hereby certify that the building constructed on Residential Group Housing Project "**Ashiana Amantran Phase I**" (Building Block No. B5, B6, B7 & B8) situated at Khasra Nos.180, 182 to 187, 189 to 196 situated at Village-Keshopura, Ajmer Road, Tehsil- Sanganer, Distt. Jaipur, Rajasthan owned and developed by Ashiana Housing Limited having registered office at 5F, Everest, 46/C, Chowringhee Road, Kolkata-700071, West Bengal and local office at 401, 3rd Floor, Apex Mall, Lal Kothi, Tonk Road, Jaipur-302015, Rajasthan was personally inspected by me and based on above facts, construction on site is complete in accordance with the approved building plans. Type of the building (residential) is also in accordance with the approved plan. Hence the Completion Certificate is issued under my signature on 23 Jun 2023.

Signature:


BISWAJIT SENGUPTA
B. Arch, FIIA, AIID
Regd. Architect : CA/75/886

Architect: -

Biswajit Sengupta

Registration No.: CA/75/886

Biswajit Sengupta.

a r c h i t e c t

b.arch.,fiiA.,aiiId

ph- 09887488263/9672972807

01493-515305

A 305, Block 2, RANGOLI, Ashiana Village

Bhiwadi 301019, Alwar, Rajasthan

email: bsen.architect@gmail.com

Date: 23 Jun 2023

Check List for Completion/ Occupancy Certificate

1. Name of Developer: **Ashiana Housing Limited.**
2. Ownership details:-
 - Date of issue of Lease Deed: **16 Mar 07 (Khasra Nos. 180, 182 to 187, 189 to 194), 22 Dec 17 (Khasra Nos. 195 & 196) and 22 Dec 17 (Reconstitution of Khasra Nos. 180, 182 to 187, 189 to 196) .**
 - Type of Plot: (Auctioned Allotted/Converted under 90-A Rules/Other):**Converted under 90-B Rules.**
3. Name of Present Owner: **M/s Narvik Nirman and Financiers Pvt Ltd for Khasra Nos. 180, 182 to 187, 189 to 194 and Spytech Buildcon for Khasra Nos. 195 & 196.**
4. Use of Plot (Land Use) (As per Lease Deed): **Residential.**
5. Plot No. Address of Building/ Site: **Khasra Nos.180, 182 to 187, 189 to 196 situated at Village- Keshopura, Ajmer Road, Tehsil- Sanganer, Distt. Jaipur, Rajasthan Plot Area: 34351.88 sqm as per reconstitution site plan issued by JDA, Jaipur and 33607.37 as per physical measurement verified by JDA, Jaipur.**
6. Approval of Building Plan vide committee meeting dated: **Approved in 212th meeting of BPC(BP) held on 24/04/2019 and 243rd meeting BPC(BP) held on 23/07/2021 .**
7. Building Plan Approval as per Building Byelaws- **Unified Building Byelaws 2017.**
8. Date of Release of approved building Plan: **03/09/2021 (above 40m).**
9. Inspection Report:
 - Date of Start of Construction: 19/03/2020
 - Date of Completion: 10/06/2023
 - Date of Site Inspection: 19/06/2023

Following Parameters to be checked during inspection for Completion Certificate:



BISWAJIT SENGUPTA
B. Arch, FIIA, AIIID
Regd. Architect : CA/75/886

A- Technical Parameters :

S.N o	Details		Comments		Essential	
			As per Approved Plan	As per Site	For Completi on	For at the time of Utilization Certificate
1	Size of the Plot		34351.88 SqM as per Site plan and 33607.37 SqM as per physical measurement verified by JDA, Jaipur.	34351.88 SqM as per Site plan and 33607.37 SqM as per physical measurement verified by JDA, Jaipur.	--	--
2	Width of Road/ Roads		60 m	60 m	--	--
3	Direction/ Facing of Plot (East/West/North/South / Other)		South	South	--	--
4	Setbacks	Directions			--	--
	Front	South	18 M	18 M	--	--
	Side I	West	11.25M	11.820 M	--	--
	Side II	East	11.25 M	15.00M	--	--
	Rear	North	11.25M	12.020M & 12.220M	--	--
5	(i)	Ground Coverage	Allowable-11762.58 sqm (35%) Achieved-6590.68 sqm (19.60%) (For Whole Project)	2908.59 sqm (8.65%) (For Phase I only)	--	--
	(ii)	Basement Floor/ Floors/ Stilt Floor/Podium if any	Blocks B5 to B7 B+S+13 Floor Block B8 - B+S+14 Floor	Blocks B5 to B7 B+S+13 Floor Block B8 - B+S+14 Floor	--	--
	(iii)	Ramp(Slope)	Yes	Yes	--	--
	(iv)	No. of Staircase	2 per block	2 per block	--	--
		- Riser - Thread - Width	Yes	150 MM 300 MM 1250 MM and 1500 MM	--	--

		•				
	(v)	Lift/Elevator/Escalator - No. of Lifts - Size of Lift	2 Lifts Per Block	2 Lifts per block i.e total 8 Nos. of lift in B5 to B8 2.515x1.910 & 1.910x1.910	Installed (Yes/No)	Operational (Yes/No)
6	(i)	Height (From Plinth Level)	46.910 M (Block B5 to B7) 49.875 (B8)	46.910 M (Block B5 to B7) 49.875 (B8)	--	--
	(ii)	No. of Floor	Blocks B5 to B7 B+S+13 Floor Block B-8 - B+S+14 Floor	Blocks B5 to B7 (B+S+13 Floor) Block B8 (B+S+14 Floor)	--	--
	(iii)	Total Height				
		Excluding parapet/Mumty/Lift (in.) Machine Room/any other architectural element	42.010 M (Block B5 to B7) 44.975 M (Block 08)	42.010 M (Block B5 to B7) 44.975 M (Block 08)	--	--
		Including parapet/Mumty/Lift Machine Room/any other architectural element	46.910 M (Block B5 to B7) 49.875 (B8)	46.910 M (Block B5 to B7) 49.875 (B8)	--	--
7	F.A.R./B.A.R (as applicable floor wise F.A.R/ B.A.R)		Permissible- 100375.42 sqm Utilised- 77517.12 sqm	3144.81 (BAR) (For Phase I only)	--	--
8	Height of Compound wall		--	6 Ft.	--	--

No. of Entry/ Exit & width	Yes	Clear Entry and Exit of 2.0 m each	--	--
Security Room Size	4.0Mx3.96M	4.0Mx3.96M	--	--
Other Services in Setbacks	Guard Room Toilet and Change Room- 27.17 Sq.M STP & UGT- 375.52 Sq.M OPEN SERVICES = 482.00 SqM ----- (For whole project)	Guard Room Toilet and Change Room- 27.17 Sq.M STP- 281.60 Sq.M UGT – 282.48 SqM DG –110.94 Sq.M ESS – 183.66 Sq M 1 Gas Bank- 18 Sq M ----- (Developed with Phase I only)	--	--

B- Parking Parameters :

S.No	Details	Comments		Essential	
		As per Approved Plan (for Whole Project)	As per Site (for Phase I only)	For Completion	For at the time of Utilization Certificate
1	Total E.C.U acquired	Required – 772.72 ECU Provided – 955 ECU	Provided – 428.33 ECU	--	--
2	Total No. of Car Parking	Required – 579.94 Nos Provided – 918 Nos	419 Nos	--	--
	• Basement	Provided – 456 Nos (included in 918 above)	205 Nos (included in 419 above)	--	--
	• Stilt	Provided – 184 Nos (included in 918 above)	80 Nos (included in 419 above)	--	--
	• Open Area	Provided – 278 Nos (included in 918 above).	134 Nos (included in 419 above)	--	--
	• Visitors	Required – 98.66 Nos (included in open parking above)	28 Nos	--	--
	• Mechanical Car Parking	--	--	--	--

	• Provision of Car Lift	--	--	--	--
3	Two Wheeler Parking	Provided – 111 Nos. (37 ECU) (37 ECU included in 955 above)	28 Nos (9.33 ECU)	--	--

C- Safety Parameters (Fire & Structure):

S.No	Details	Comments		Essential	
		As per Approved Plan	As per Site	For Completion	For at the time of Utilization Certificate
1	Certification for Fire Safety and compliance of UDH order dated 21.01.2020 regarding Fire Safety	Yes	Yes	Installed (Yes/No)	Operational (Yes/No)
2	Certificate from Structural Engineer (Earthquake resistant)	Yes	Yes	--	--

D- Environmental Parameters :

S.No.	Details	Comments		Essential	
		As per Approved Plan	As per Site	For Completion	For at the time of Utilization Certificate
1	Rain Water Harvesting	Yes	Yes	Installed (Yes/No)	Operational (Yes/No)
2	Waste Water Treatment/ Recycling	Yes	Yes	Installed (Yes/No)	Operational (Yes/No)
3	Provision of Sewerage line and Sewerage Treatment Plant	Yes	STP Installed	Installed (Yes/No)	Operational (Yes/No)
4	Provision of Solid Waste Management	Yes	Yes	--	--

5	Certificate for Environment Clearance applicable) (if	Yes	Yes	--	--
6	Provision of Solar Panels/ Solar Water Heater	Yes	Solar water heater installed	Installed (Yes/No)	Operational (Yes/No)

E- Green Parameters:

S.No	Details	Comments		Essential	
		As per Approved Plan	As per Site	For Completion	For at the time of Utilization Certificate
1	Plantation & Green area and Park/landscaping	Required- 5041.11 sqm (15%) Provided- 8501.00 sqm (25.380 %) (For Whole Project)	5180.04 sqm Phase-1 Only	--	--

F- General Parameters:

S.No	Details	Comments		Essential	
		As per Approved Plan	As per Site	For Completion	For at the time of Utilization Certificate
1	Cut-Outs/ Open to Sky/ Ducts	Yes	Yes		
2	Projections/ Balconies etc. (Covered/ extended)	Yes (Covered)	Yes (Covered)		
3	Provision of Water Supply	--	Yes (internal distribution system for water supply has been installed)	Yes (internal distribution system for water supply has been installed)	Yes (water would be supplied through water tankers till the time water supply from

					PHED is supplied)
4	Provision of Power/ Electrical connectivity including transformer placement (if required)	--	Yes (Electrification of the scheme has been achieved with required equipment)	Installed (Yes/No)	Operational (Yes/No)
5	Site development including parking sinages, pathway, street lighting	Yes	Yes	--	--
6	Provisions for physically challenged persons	Yes	Yes	--	--

Signature:


BISWAJIT SENGUPTA
 B. Arch, FIIA, AIIID
 Regd. Architect : CA/75/886

Architect: -

Biswajit Sengupta

Registration No.:

CA/75/88