

# 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

Bhiwadi301019, Alwar, Rajasthan

email: [bsen.architect@gmail.com](mailto:bsen.architect@gmail.com)

**Dated: 26<sup>th</sup> Dec 2023**

### Occupancy Certificate

I do hereby certify that the "Ashiana Umang Phase V" (Building Block No. B-23, B-24, B-25, B-26, B-27 & B-28 and denoted as S, S1,S2, S3,P1 and P respectively as per the approved Building Plans) situated at Khasra Nos. 432, 433, 434, 434/735, 435, 436, 437, 437/736, 438, 439, 440, 453, 454, 454/2, 454/1, 478, 478/716, 479, 480, 481, 482, 484, 485, 500, 502, 503, 504/1, Village- Jhai, Near Mahindra SEZ, Ajmer Road , Jaipur - 302026 (Rajasthan) of residential group housing project owned and developed by Ashiana Housing Limited for which completion certificate was issued by Biswajit Sengupta, Registration No. CA/75/886 (undersigned) has been inspected by me. It is certified that:-

1. The firm has applied for drinking water to PHED, Jaipur in accordance with PHED notification dated 24<sup>th</sup> Apr 23. The drinking water is presently provided through water tankers.
2. The Electricity connection from JVVNL, Jaipur has been achieved.
3. The Sewerage Treatment Plant has been constructed and operational at site.
4. That, the building is completed for occupancy and architectural finishing like Paintings, False ceiling, Interior, Site development, Parking signages, landscaping and plantation.

It is certified that the building is complete for occupancy. Hence the Occupancy Certificate is issued under my signature on 26<sup>th</sup> Dec 2023.

Signature:



**BISWAJIT SENGUPTA**  
B.Arch, FIA 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**

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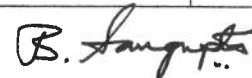
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A 305, Block 2, RANGOLI, Ashiana Village

Bhiwadi 301019, Alwar, Rajasthan

email: [bsen.architect@gmail.com](mailto:bsen.architect@gmail.com)Date: 26<sup>th</sup> Dec 2023

List of Documents to be submitted with Occupancy Certificate			
S.No	Documents	Annexure's	Page Nos.
1	<b>Occupancy Certificate</b>	Annexure 1	<u>1</u>
2	<b>Checklist of Occupancy Certificate</b>	Annexure 2	<u>2-14</u>
3	<b>OC Fee deposition Receipt</b>	Annexure 3	<u>15</u>
4	<b>Copy of Lease deed and Site Plan</b> (issued by the Local Authority)	Annexure 4	<u>16-50A</u>
5	<b>As-Built Drawings</b> (Attested by Empaneled Architect)	Annexure 5	<u>51-69</u>
6	<b>Copy of Latest Approved Building Plans with Approval Letter</b> (On the basis of which CC is issued)	Annexure 6	<u>70-89</u>
7	<b>Certified Copy of Google Map</b> (with Latitude & Longitude)	Annexure 7	<u>90</u>
8	<b>Site Photographs (from all the sides)</b> (Building Blocks/Internal/Outer Development Works)	Annexure 8	<u>91-98</u>
9	<b>Certificate of Structural Engineer</b>	Annexure 9	<u>99</u>
10	<b>Affidavit for Compliances of Part-VI of NBC and Earthquake resistance provisions</b> (Attested by the Architect, Structural Engineer and Developer of the Project)	Annexure 10	<u>99</u>
11	<b>NOC from the Fire Department</b> (if applicable)	Annexure 11	<u>100</u>
12	<b>NOC from Environment Dept.</b> (if applicable) <ul style="list-style-type: none"> <li>• Environmental Clearance</li> <li>• Consent to Establish</li> <li>• Consent to Operate</li> </ul>	Annexure 12	<u>101-123</u>
13	<b>NOC from Labour Department</b>	Annexure 13	<u>124</u>
14	<b>List of EWS/LIG units and Status of Occupancy &amp; Allotment</b> (if applicable)	Annexure 14	<u>125-130</u>



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15	<b>Working/Services Drawings of the Project</b> <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 15/ Scanned Copies in Pendrive	
i)	All Working Drawings	Sub-Annexure 15.1	
ii)	All Structural Drawings	Sub-Annexure 15.2	
iii)	All Electrical Drawings	Sub-Annexure 15.3	
iv)	Plumbing & Water Supply Drawings	Sub-Annexure 15.4	
v)	Storm Water and Sewerage Drawings	Sub-Annexure 15.5	
vi)	Fire Fighting Drawings	Sub-Annexure 15.6	
vii)	HVAC Drawings	Sub-Annexure 15.7	
viii)	Rain Water Harvesting Structure Drawings	Sub-Annexure 15.8	
ix)	Any Other Drawings	Sub-Annexure 15.9	

For Ashiana Housing Limited

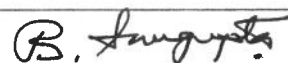
*B. Sengupta*

*[Signature]*  
Authorised Signatory  
Seal and Sign

**BISWAJIT SENGUPTA** (Name of the Developer/Promoter)  
B. Arch, FIIA, AIID  
Regd. Architect : CA/75/386


## अनसची-5

Check List for Occupancy Certificate		
Basic Details of the Project		
Name of Developer/Promoter	ASHIANA HOUSING LTD	
Address of Developer/Promoter	Registered Office: 5F, Everest, 46/C, Chowringhee road, Kolkata-700071. Local Office: 401, 3rd Floor, Apex Mall, Lalkothi, Tonk Road, Jaipur- 302015 Rajasthan.	
Name of the Project	Ashiana Umang Phase V (part and portion of whole project Ashiana Umang)	
RERA Registration No.	RAJ/P/2021/1430	
Address of the Project (Plot no. / Khasra no.	Khasra Nos 432, 433, 434, 434/735, 435, 436, 437, 437/736, 438, 439, 440, 453, 454, 454/2, 454/1, 478, 478/716, 479, 480, 481, 482, 484, 485, 500, 502, 503, 504/1, Village-Jhai, Near Mahindra SEZ, Ajmer Road, Jaipur - 302026 (Rajasthan).	
Plot Area (Sq.mts.) (As per Approved Building Plan)	79144.22 sqm for whole project Ashiana Umang. 19261.40 sqm Ashiana Umang Phase V	
Width of Front Road	200' wide road	
Landuse of Plot as per Lease deed	Group Housing	Date of issue of Lease Deed: Lease deeds dated 24.10.2013 & 03.09.2015 and reconstituted site plan dated 03.08.2018.
Use of Approved Building Plans (Multi-dwelling Unit/ Resi. Flats/ Group Housing/ Studio/ Row Houses/ CMJAY-1A/ 3A/ 3B/ 3C/ Hotel/ Resort/ Mall/ Commercial Complex/ Offices/ School/ College/ Hospital/ etc.)	Group Housing	
Building Plans approving Authority	Jaipur Development Authority, Jaipur	
Latest Building Plans Release date	29.11.2021	
Building Plans Validity Date	02.08.2025 as per approved Building Plan Approval dated 29.11.2021	
Building Plan Approval as per Building Byelaws (2000/ 2010/ 2017/ 2020/ any other)	2017	
Architect of the Project & COA no.	Mr. Biswajit Sen Gupta and COA No: CA/75/886	
Structural Engineer of the Project	Mr. R.K. Bhola	



**BISWAJIT SENGUPTA**  
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Completion Certificate issued by	Mr. Biswajit Sen Gupta
Completion Certificate issued on	
Completion Certificate deposited in Local Authority on	

  
**BISWAJIT SENGUPTA**  
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Regd. Architect : CA/75/886

### Site Inspection Report


#### A-Technical Parameters of Building Blocks:

S.No	Details		As per Latest Approved Building Plans	As per Site	Comment (if any)
1	Setbacks	Direction			
	Front		15m	15.86m	
	Side I		9m	12.47m	
	Side II		9m	12.20m & 14.2m	
	Rear		9m	20.26m & 11.37m	
2	Ground Coverage		Allowable- 79,144.22 Sqm (35%) Achieved-15,416.08 Sqm (19.47%) (For Whole Project)	3109.89 Sqm (3.92 %) Phase V Only	
3	Gross Built-up Area(Sq.mts)		1,88,726.29Sqm (For Whole Project)	41858.85 Sqm (Phase V Only)	
4	B.A.R.(Sq.mts& Ratio)		167496.28 Sqm (For Whole Project)	38116.45 Sqm (Phase V Only)	
5	Total No. of Floors (Basement, Stilt, above floors, service floor, etc.)		Basement + Stilt + 13 <sup>th</sup> Floor	Basement + Stilt + 13 <sup>th</sup> Floor	
6	Total Height of Building		47.90 m	47.90m	
i)	Plinth		0.60m	0.60m	
ii)	Stilt/Podium		Stilt = 3.25m (2.95 +.30)	Stilt = 3.25m (2.95 +.30)	
iii)	Ground/First to Terrace		41.90m	41.90m	
iv)	Parapet/Mumty/Lift Machine Room/any other architectural element		6.0m	6.0m	
7	No. of Blocks/Towers		31 Nos (For Whole Project)	6 Nos (Phase V Only)	
8	Total No. of Units (Flats/Shops/Service Apt etc.)		1380 (For Whole Project)	312 (Phase V Only)	
9	Commercial Area (in case of Group housing/ Flatted Development project)		BAR-754.57 Sqm GBUA-777.18 Sqm (For Whole Project)	----	Partial OC for Ashiana Umang Plaza obtained on 29.01.2022

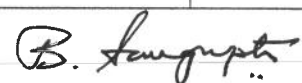
*B. Sengupta*

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Regd. Architect : CA/75/688

10	<b>Community Facilities area</b> (Club, community hall, Society office, Swimming pool etc.)	1790.94 Sqm (For Whole Project )	93.90 Sqm (Phase V Only)	
11	<b>Refuge area (if any)</b>	NA	NA	
12	<b>Total No. of Staircases</b>	2 Nos per Block	2 Nos per Block	
i) ii)	No. of Open Fire stair case No. of Pressurized Fire Stair case	1 Nos per Block open fire staircase & 1 Nos main staircase per block	1 Nos per Block open fire staircase & 1 Nos main staircase per block	
13	<b>No. of Lifts</b> <b>Size of Lift</b>	2 Nos per Block 2.525 m x 1.91m & 1.910 x 1.910 each	2 Nos per Block 2.52 m x 1.91m & 1.910 x 1.910 each	
14	<b>No. of Escalators</b>	Nil	Nil	
15	<b>Provision for Physically Challenged Persons</b> <ul style="list-style-type: none"> <li>• Ramp</li> <li>• Toilet</li> <li>• Car Parking</li> <li>• Lifts</li> </ul>	Yes	Yes	
16	<b>Cut-Out/Open to Sky/Shafts</b>	Yes	Yes as per sanction	
17	<b>Projections/Balconies (Covered/extended)</b> etc.	Within setback	Within setback as per sanction	
18	<b>Porch (if any)</b>	Yes	Yes as per sanction	

  
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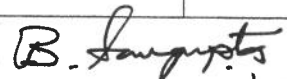
B- Parking Parameters:				
S.No	Details	As per Latest Approved Building Plans	As per Site	Comments (if any)
1	Total E.C.U Required	588 ECU (For Phase V and VI)	485 ECU (Phase V only)	
2	Total No. of Car parking	646 Nos (For Phase V and VI)	452 Nos (Phase V only)	
i)	Surface Parking (Open)	326 Nos (For Phase V and VI)	201 Nos (189 ECUs) (included in 485 above) (Phase V only)	
ii)	Mechanical Car Parking	Nil	Nil	
iii)	• Basement	185 Nos (For Phase V and VI)	132 Nos (included in 452 above) (Phase V only)	
	• Stilt	195 Nos (For Phase V and VI)	137 Nos (included in 452 above) (Phase V only)	
	• Open Area	266 Nos (For Phase V and VI)	183 Nos (included in 452 above) (Phase V only)	
3	Two-Wheeler Parking	198 Nos (66 ECU) (For Phase V and VI)	99 Nos (33 ECU) (included in 485 above) (Phase V only)	
4	Bus Parking	Nil	Nil	
5	Visitors Parking	81 Nos (For Phase V and VI)	22 ECU (16 Car and 6 two wheeler) (included in 485 above) (Phase V only)	
6	EV Charging Facility Car parks	NA	N A	
7	Ramp (for parking floors) • Width • Slope	Yes 7.00m 1:12	Yes 7.00m 1:12	
8	Provision of Car Lift	Nil	Nil	



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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)	Required- 11871.633 Sqm (15%) Provided- 16,778 Sqm (19.40 %) (For Whole Project)	Provided- 6422.54 Sqm (8.11 %) (Phase V only)	
ii)	Surface Green Area (Sq.mts)	Provided- 13,454.51 Sqm (For Whole Project)	Provided- 6422.54 Sqm (8.11 %) (Phase V only)	
iii)	Podium Green Area (Sq.mts)	3324.05 Sqm (For whole Project)	---	
iv)	Plantation Corridor(If any)	----	----	
v)	Tree Plantation (As per Norms)	Yes	Yes	
2	Approved Services in the Project (STP, WTP, Under Ground Water Tank, Pump room, Panel Room, etc.)	Yes	Yes	
3	Driveways for Fire tender Movement/Parking, etc.	Yes	Yes	
4	No. of Entry/Exit & Width	2 Nos	2 Nos	
5	No. of Security Rooms & Size	Guard Room Area 19.00 Sqm  Guard rm size 3.0mx2.5m & 4.90 x 2.35m (For whole project)	----	
6	Height of Compound wall (As per Norms)	1.80m	1.80m	

  
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**D- Provisions of Affordable Housing Policy/CMJAY Policy:***Applicable only in case of Group Housing Projects having area more than 5000 Sq.mts.*

<b>EWS/LIG units provided on Main plot/Split Location</b>		<i>Split Location</i>		
<i>In case, EWS/LIG unit provided on Split Location</i> Address of Split Location		Affordable Housing at Goner Khasra Nos. 700/1, 701/1 & 702/1, Village Goner, Tehsil Sanganer, Jaipur, Rajasthan. <b>And</b> Narmada Apartments At Plot No. 485, Block C, SEZ (Settlement) Scheme, Village Bhamboriya, Tehsil Sanganer, Jaipur, Rajasthan. (For Whole Project)		
<b>S.No</b>	<b>Details</b>	<b>As per Latest Approval</b>	<b>As per Site</b>	<b>Comments (if any)</b>
<b>1</b>	<b>Nos. of EWS units</b>	69 Nos at Goner & 26 Nos in Narmada Apartments	69 Nos at Goner & 26 Nos in Narmada Apartments (For Phase V & VI only)	
<b>2</b>	<b>Nos. of LIG units</b>	65 Nos at Goner & 24 Nos in Narmada Apartments	65 Nos at Goner & 24 Nos in Narmada Apartments (For Phase V & VI only)	
<b>3</b>	<b>Total Carpet Area Provided (Sq.mts)</b>	EWS 325 sqm & LIG 500 sqm (SBUA) (Goner) EWS 25.76 sqm & 25.94 sqm per unit LIG 36.72 sqm & 36.90 sqm per unit (Narmada Apartments)	EWS 25.76 sqm & 25.94 sqm per unit LIG 36.72 sqm & 36.90 sqm per unit (Narmada Apartments) (For Phase V & VI only)	
<b>4</b>	<b>Total SBUA Area Provided (Sq.mts)</b>	EWS 325 sqm & LIG 500 sqm (SBUA) (Goner) EWS 36.70 sqm & 39.76 sqm LIG 48.51 sqm & 51.57 sqm (Narmada Apartments)	EWS 36.70 sqm & 39.76 sqm LIG 48.51 sqm & 51.57 sqm (Narmada Apartments)	
<b>5</b>	<b>Parking of EWS/LIG Units</b>	As per norms	As per norms	
<b>6</b>	<b>Completion time of EWS/LIG units</b>	Completed (Goner) & Expected completion by 31 Mar 24 (Narmada Apartments)	Expected completion by 31 Mar 24 (Narmada Apartments)	

*B. Sengupta*

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E- Development Work of Building Blocks (for Occupancy Certificate)				
S.No	Development Works	Work to be Completed at the time of CC (in percentage)	Work done onin Project (Mark "YES")	Comments (if any)
1	Civil construction work of Super structure	100%	Yes	
2	Internal & External Plaster and Paint work	100%	Yes	
3	Door and window/ Structural Glazing work	100%	Yes	
4	Flooring Work	100%	Yes	
5	Balconies and railing work	100%	Yes	
6	Installation of Sanitary and Plumbing Fittings	100%	Yes	
7	Installation of Electrical Fittings	100%	Yes	
8	Community Facilities (Club, community hall, Society office, Swimming pool, shops etc.)	100%	Yes	
9	Development works of Common areas (Lobbies/Corridors/Staircase/Lift well/Terraces/Ramp/etc.)	100%	Yes	
10	Installation of Lifts/Escalators	100%	Yes	
11	Covered Parking Areas & Mech. Parking(Basement/Stilt/etc.)	100%	Yes	
12	Elevational Work	100%	Yes	
13	Overhead and Underground Water Tanks	100%	Yes	
14	HVAC works	100%	NA	
15	Provision for Physically Challenged Persons	100%	Yes	
16	Installation of Fire Safety Equipment's	100%	Yes	
17	Status of EWS/LIG units	100%	Yes	

*B. Sengupta*

**BISWAJIT SENGUPTA**  
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F- Outer Development Works and Services of the Project (for Occupancy Certificate)				
S.No	Development Works	Work to be Completed at the time of OC(in percentage)	Work done onin Project (Mark "YES")	Comments (if any)
1	Compound wall	100%	Yes	
2	Entry & Exit Gates/ Guard Rooms	100%	Yes	
3	Driveways & Pathways	100%	Yes	
4	Open Parking Areas	100%	Yes	
5	Meter Room/Pump Room etc.	100%	Yes	
6	Electrical Work/Light poles etc.	100%	Yes	
7	Water Supply lines/UG Tank	100%	Yes	
8	Storm Water Drains	100%	Yes	
9	Construction of Rain Water Harvesting Structure	100%	Yes	
10	Structure of Waste water Treatment/Recycling Plant	100%	Yes	
11	Laying of Sewerage line and Construction of Sewerage Treatment Plant (STP)	100%	Yes	
12	Any other work	100%	---	

G- Installation Works (for Occupancy Certificate)				
S.No	Development Works	Work to be Completed at the time of OC(in percentage)	Work done onin Project (Mark "YES")	Comments (if any)
1	Development of Green and Landscape areas	100%	Yes	
2	Tree Plantation (As per Norms)	100%	Yes	
3	Installation of Transformer/ DG set/ Meters/ Electrical Connection	100%	Yes	
4	Water Supply Connection/Boring	100%	Yes	
5	Installation of Machinery of WTP	100%	Yes	
6	Installation of Machinery of STP	100%	Yes	

  
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7	Installation of equipment's for Solid Waste Management	100%	Yes	
8	Installation of Solar Panels/Solar Water Heater	100%	Yes	
9	Installation of Gas Bank & Pipelines (If applicable)	100%	Yes	

#### H- NOC's/Certifications Required

S.No	Type of NOC/Certification	Applicable/ Not Applicable	Obtained
1	Structural Certificate	Applicable	Obtained
2	Fire NOC	Applicable	obtained
3	Environmental NOC (as applicable)		
	Environmental Clearance	Applicable	Obtained
	Consent to Establish	Applicable	obtained
4	Green Building Certification (LEED/IGBC/GRIHA/ASSOCHAM GEM)	NA	NA
5	Any other (as applicable)	----	----

#### Occupancy Fee (To be deposited in Local Authority)

Gross-Built up area of the completed Part 41858.85 sqm x Rs 5/- = Rs 2,09,294.25/- (Max Rs 1,00,000/-)

Total Amount Rs 1,00,000/- (In words One lacs only)

For Ashiana Housing Limited

*[Signature]*  
Authorized Signatory

*[Signature]*  
(Seal & Signature of Architect with date)  
**BISWAJIT SENGUPTA**  
B. Arch, FIIA, AIID  
Name of Architect:- Biswa Jit Sengupta  
Reg. No (Issued by COA):- CA /75/ 886  
Reg. No (Issued by CTP RAJ):-  
CTP Raj./Architect/2021/58

(Seal & Signature of Developer with date)

Name of Developer: Ashiana Housing Limited

Renewal date of Reg. No. CTP RAJ:- 20 Dec 2023

#### Note-

- Occupancy 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.
- 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 Occupancy Certificate.
4. Empaneled Architect must ensure that all the NOC's and Certification (as applicable) must be obtained before issuing of Occupancy 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 needs to be approved from the Competent Authority before issuing of Occupancy 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 & G) are not completed in all respect i.e. 100% and all the NOC's and Certification (as applicable) are not obtained, then, Occupancy Certificate shall not be issued, otherwise such Occupancy Certificate will be treated as Invalid.
9. If Occupancy Certificate is issued on the basis of wrong facts, then, Govt. may cancel the registration/ empanelment and take necessary action against the Architect and Occupancy Certificate will be considered as invalid.
10. If for any reasons, Occupancy Certificate becomes Invalid, then, fee deposited for CC shall be forfeited and will not be adjusted/refunded in future.