

Biswajit Sengupta.

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b.arch.,fiia.,aiiid

ph- 09887488263/9672972807

01493-515305

A 305, Block 2, RANGOLI, Ashiana Village

Bhiwadi301019, Alwar, Rajasthan

email: bsen.architect@gmail.com

Dated : 19 Jul 2023

Occupancy Certificate

I do hereby certify that "Ashiana Daksh Phase III" (Building Block No. B-01) situated at Khasra Nos. 419 to 437, Village Srikishanpura, Tehsil Sanganer, Jaipur, 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 Apr 2023. 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 19 Jul 2023.

Signature:


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

Architect: - Biswajit Sengupta

Registration No.: CA/75/886

Biswajit Sengupta.

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A 305, Block 2, RANGOLI, Ashiana Village

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email: bsen.architect@gmail.com

Date: 18 Jul 2023

Check List for Completion/ Occupancy Certificate

1. Name of Developer: **Ashiana Housing Limited.**
2. Ownership details:-
 - Date of issue of Lease Deed: **24/01/2012.**
 - Type of Plot: (Auctioned Allotted/Converted under 90-A Rules/Other):**Converted under 90-B Rules.**
3. Name of Present Owner: **Ashiana Housing Limited.**
4. Use of Plot (Land Use) (As per Lease Deed): **Residential.**
5. Plot No. Address of Building/ Site: **Khasra Nos. 419 to 437, Village Srikishanpura, Tehsil Sanganer, Jaipur, Rajasthan.**
6. Plot Area (As per Approved layout Plan & lease deed verified by JDA, Jaipur): **27013.76 sqm as per Patta and 26511.29 sqm as per physical measurement.**
7. Approval of Building Plan vide committee meeting dated: **Approved in 214thmeeting of BPC(BP) held on 14/06/2019.**
8. Building Plan Approval as per Building Byelaws- **Unified Building Byelaws 2017.**
9. Date of Release of approved building Plan: **02/08/2019.**
10. Inspection Report:
 - Date of Start of Construction: **20 Dec 2021.**
 - Date of Completion: **04 July 2023.**
 - Date of Site Inspection: **12 July 2023.**

Following Parameters to be checked during inspection for Completion Certificate:

A- Technical Parameters :					
S.N O	Details	Comments		Essential	
		As per Approved Plan	As per Site	For Completion	For at the time of Utilization Certificate
1	Size of the Plot	27013.76 SqM as per Patta and 26511.29 SqM as	27013.76 SqM as per Patta and 26511.29 SqM as	--	--

			per physical measurement.	per physical measurement.		
2	Width of Road/ Roads		100 ft.	100 ft.	--	--
3	Direction/ Facing of Plot (East/West/North/South / Other)		WEST	WEST	--	--
4	Setbacks	Directions			--	--
	Front	West	15 M	15 M	--	--
	Side I	North	9.00M	11.25 M	--	--
	Side II	South	9.00 M	9.00 M	--	--
	Rear	East	9.00 M	12.00 M	--	--
5	(i)	Ground Coverage	Allowable-10604.517SqM (40%) Achieved-5928.44 SqM (22.36%) (For Whole Project)	871.55 sqm (3.29%) (For Phase III only)	--	--
	(ii)	Basement Floor/ Floors/ Stilt Floor/Podium if any	Block B-01-S+12 Floor	Block B-01-S+12 Floor	--	--
	(iii)	Ramp(Slope)	Yes (For podium)	Yes (For podium)	--	--
	(iv)	No. of Staircase	2 per block	2 per block		
		<ul style="list-style-type: none"> Riser Thread Width 	Yes	150 MM 300 MM 1250 MM and 1500 MM		
	(v)	Lift/Elevator/Escalator <ul style="list-style-type: none"> No. of Lifts Size of Lift 	2 Lifts Per Block	1.91m X 2.52m i.e total 2 Nos. of lift in B-01	Installed (Yes/No)	Operational (Yes/No)
6	(i)	Height (From Plinth Level)	38.95 M	38.95m	--	--

	(ii)	No. of Floor	Block B-01-S+12 Floor	Block B-01-S+12 Floor	--	--
	(iii)	Total Height				
		Excluding parapet/Mumty/Lift (in.) Machine Room/any other architectural element	38.95 M	38.95 M	--	--
		Including parapet/Mumty/Lift Machine Room/any other architectural element	44.45 M	44.45 M	--	--
7	F.A.R./B.A.R. (as applicable floor wise F.A.R/ B.A.R)		Permissible-72906.058 SqM Utilised-58,623.70 SqM	9859.26 SqMt (BAR) (For Phase III 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		3.00Mx3.5M & 3.25Mx3.5M	3.00M x3.5M & 3.25M x3.5M	--	--
	Other Services in Setbacks		Guard Room Toilet and Change Room- 19.88 Sq.M STP- 416 Sq.M DG – 79.86 Sq.M ESS & RMU- 268.05 Sq M Gas Bank- 63 Sq M	Guard Room Toilet and Change Room- 19.88 Sq.M STP- 416 Sq.M DG – 79.86 Sq.M ESS & RMU- 268.05 Sq M Gas Bank- 63 Sq M (For whole project)	--	--

		(For whole project)			
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B- Parking Parameters :

S.No	Details	Comments		Essential	
		As per Approved Plan (for Whole Project)	As per Site (for Phase II only)	For Completion	For at the time of Utilization Certificate
1	Total E.C.U acquired	Required – 594 ECU Provided – 690 ECU	Provided – 114.332 ECU	--	--
2	Total No. of Car Parking	Required – 446 Nos Provided – 619 Nos	100 Nos	--	--
	• Podium	Provided – 193 Nos (included in 619 above)	30 Nos (included in 100 above)	--	--
	• Stilt	Provided – 175 Nos (included in 619 above)	29 Nos (included in 100 above)	--	--
	• Open Area	Provided – 251 Nos (included in 619 above).	35 Nos (included in 100 above)	--	--
	• Visitors	Required – 81 Nos (included in open parking above)	6 Nos (included in open parking above)	--	--
	• Mechanical Car Parking	--	--	--	--
	• Provision of Car Lift	--	--	--	--
3	Two Wheeler Parking	Provided – 215 Nos. (71 ECU) (71 ECU included in 690 above)	43 Nos (14.33 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	--	--
5	Certificate for Environment Clearance (if applicable)	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- 3976.694 SqM (15%) Provided- 6731.05 SqM (25.38 %) (For Whole Project)	279.05 SqM Phase-III 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 Only)		
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:


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

Architect: -

Biswajit Sengupta

Registration No.:

CA/75/88