



# espaces

Architects, Engineers, Planner  
Valuer, Interior Designers

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Form-REG-1

## ARCHITECT'S CERTIFICATE

(To be submitted at the time of Registration of Ongoing Project and for withdrawal of Money from Designated Account)

Information as on 16.03.2024

Date:04.04.2024

### Subject:

Certificate of Percentage of Completion of Construction/Development Work of 3 (Three) Buildings of the Project Eiffel Vivassa Estate Phase-2 having RERA registration no. UPRERAPRJ929171 situated on 481, 480KA, 479KA, 477, 615, 614(part) 616(part), 617(part) Demarcated by its boundaries (latitude and longitude of the end points) 26°47'55.95"N; 81°1'39.17"E; 26°48'5.73"N; 81°1'34.98"N to the North to the South to the East to the West of village- Mastemau; Tehsil- Mohanlalganj; Competent/Development authority- Lucknow Development authority; District - Lucknow; PIN 226002 admeasuring 9623.54 sq.mts. area being developed by Eiffel Infradevelopers Private Limited.

I/We **Sanjay Kumar Gupta** have undertaken assignment as Architect/Licensed Surveyor of certifying Percentage of Completion of Construction/Development Work of 3 (Three) Buildings of the Project Eiffel Vivassa Estate Phase-2 having RERA registration no. UPRERAPRJ929171 situated on 481, 480KA, 479KA, 477, 615, 614(part) 616(part), 617(part) Demarcated by its boundaries (latitude and longitude of the end points) 26°47'55.95"N; 81°1'39.17"E; 26°48'5.73"N; 81°1'34.98"N to the North to the South to the East to the West of village- Mastemau; Tehsil- Mohanlalganj; Competent/Development authority- Lucknow Development authority; District - Lucknow; PIN 226002 admeasuring 9623.54 sq.mts. area being developed by Eiffel Infradevelopers Private Limited.

1. Following technical professionals are appointed by owner / Promotor :-

- (i) Shri Sanjay Kumar Gupta as Architect
- (ii) Shri Akhilesh Kr. Singh as Structural Consultant
- (iii) M/s Paradise Consultant as MEP Consultant
- (iv) Er. Pankaj Singh as Site Supervisor

Based on Site Inspection, with respect to each of the Buildings /Blocks/Towers of the aforesaid Real Estate Project, I certify that as on the date of this certificate, the Percentage of Work done for each of the Buildings /Blocks/Towers of the Real Estate Project as registered vide number- under UPRERAPRJ929171 is as per table A herein below. The percentage of the work executed with respect to each of the activity of the entire phase is detailed in the Table B.

**Table A**

| Sr. No. | Task/Activity                                                                                                                                                                                                                                                                                                                                                                                                                  | Percentage Work Done |
|---------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------|
| 1       | Excavation                                                                                                                                                                                                                                                                                                                                                                                                                     | 100%                 |
| 2       | _____ number of Basement(s) and Plinth                                                                                                                                                                                                                                                                                                                                                                                         | 95%                  |
| 3       | _____ number of Podiums                                                                                                                                                                                                                                                                                                                                                                                                        |                      |
| 4       | Stilt Floor                                                                                                                                                                                                                                                                                                                                                                                                                    |                      |
| 5       | _____ number of Slabs of Super Structure                                                                                                                                                                                                                                                                                                                                                                                       | 85%                  |
| 6       | Internal walls, Internal Plaster, Flooring within Flats/Premises, Doors and Windows in each of the Flats/Premises                                                                                                                                                                                                                                                                                                              | 55%                  |
| 7       | Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/premises                                                                                                                                                                                                                                                                                                                                       | 28%                  |
| 8       | Staircases, Lift Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks                                                                                                                                                                                                                                                                                                   | 68%                  |
| 9       | The external plumbing and external plaster, Elevation, completion of terraces with waterproofing of the Building /Block/Tower                                                                                                                                                                                                                                                                                                  | 42%                  |
| 10      | Installation of lifts, water pumps, Fire Fighting Fittings and Equipments as per CFO NOC, Electrical fittings to Common Areas, electro-mechanical equipments, Compliance to conditions of environment/CRZ NOC, Finishing to entrance lobby/s, plinth protection, paving of areas appurtenant to Building /Block/Tower, Compound Wall and all other requirements as may be required to obtain Occupation/Completion Certificate | 12%                  |

**Table B****Internal & External Development Works in Respect of the Entire Registered Phase**

| S No | Common Areas and Facilities, Amenities | Proposed (Yes/No) | Details                                                                                                                                                                                                                            | Percentage of Work done |
|------|----------------------------------------|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------|
| 1    | Internal Roads & Footpaths             | Yes               | Complete CC internal road along with paver pathways is proposed to be constructed as per CPWD specifications for required load and width. Roads shall have some patterns using granite pavers at junctions and BLOCK entry points. | 22%                     |
| 2    | Water Supply                           | Yes               | underground water to be supplied through terrace tank.                                                                                                                                                                             | 22%                     |

|   |                                                    |     |                                                                                                                                                                                                                                                                                              |     |
|---|----------------------------------------------------|-----|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|
| 3 | Sewarage (chamber, lines, Septic Tank, STP)        | Yes | Centralized Sewerage system shall be Provided. All Sewerage disposal shall be go to the STP for treatment and after treatment ,water shall be recycled and will used in gardening,washing and flushing system . Overflow from the STP shall be connected with the Municipal sewerage system. | 22% |
| 4 | Strom Water Drains                                 | Yes | A well designed rain water harvesting system has been planned along with 6 no. recharge pits for the whole building complex to conserve water. Rain water from internal roads, roof tops and gardens shall be directed towards recharge pits through drain chanel and pipes.                 | 22% |
| 5 | Landscaping & Tree Planting                        | Yes | There are 5 type of trees proposed at site: which are kachnar, gulmauhar, amaltas, kusum and neem.                                                                                                                                                                                           |     |
| 6 | Street Lighting                                    | Yes | A well designed electricity distribution system, as per norms of electricity Board, will be in place along with centralized Transformer,HT panel,LT Panel,Feeder Pillar and DG back for common service like External lighting,STP,Pump room etc. 20% street lighting shall have solar panel. |     |
| 7 | Community Buildings                                | Yes | Club Building With Basic Recreational Facilities Like Gym, Library And Common Room And Pool Facility. The Said Facility Will Be Shared By The Allottees Of Phase 1 Also.                                                                                                                     | 40% |
| 8 | Treatment and disposal of sewage and sullage water | Yes | Centralized Sewerage system shall be Provided. All Sewerage disposal shall be go to the STP for treatment and after treatment ,water shall be recycled and will used in gardening,washing and flushing system . Overflow from the STP shall be connected with the Municipal sewerage system. | 28% |
| 9 | Solid Waste management & Disposal                  | Yes | Proper garbage disposal/collection point has been proposed. Nagar Nigam to collect garbage from this point. for the solid waste management.                                                                                                                                                  |     |

|    |                                                       |     |                                                                                                                                                                                                                                                                                                 |     |
|----|-------------------------------------------------------|-----|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|
| 10 | Water conservation, Rain water harvesting             | Yes | A well designed rain water harvesting system has been planned along with 6 no. recharge pits for the whole building complex to conserve water. Rain water from internal roads, roof tops and gardens shall be directed towards recharge pits through drain chanel and pipes.                    |     |
| 11 | Energy management                                     | Yes | We will use LED light fittings in external and common areas as well as 20% solar street lights. In STP and Pump room all the equipment shall have energy efficient motors/pumps.                                                                                                                |     |
| 12 | Fire protection and fire safety requirements          | Yes | Since the building is less than 45m in height all the fire norms shall be followed as NBC with the approval of fire department. A dedicated pipe line along with hydrants will be connected to wet risers. Terrace tanks shall have separate storage facility to store water for fire fighting. | 18% |
| 13 | Electrical meter room, sub-station, receiving station | Yes | Electrical meter room has been proposed at project site                                                                                                                                                                                                                                         |     |
| 14 | Other (Option to Add more)                            | No  | -                                                                                                                                                                                                                                                                                               |     |

**Yours Faithfully**



**Signature & Name (IN BLOCK LETTERS) OF L.S./Architect  
(License No. CA/1989/12382)**

**Date : 04.04.2024**