

To,
Divisional Commissioner
ZONE 8,
Jaipur Development Authority,
Jaipur (Raj.)

Sub: Completion Certificate.& Occupancy certificate

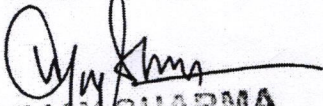
Ref.: Release of Building plan vide your letter No. JDA / 2023 / ZONE -8 / D-1100

Dated 25/05/2023 of MS. Sneha building material and suppliers

Dear Sir,

On request of MS. Sneha building material and suppliers we have inspected and examined the construction done by MS. Sneha building material and suppliers On the land bearing Plot-20&21, hare krishna vill.-iind in khas Per ara no.309 to 312,311/374,316 to 320 vill- dholai, Sanganer, Jaipur - 302020 (Rajasthan).The construction was found in accordance to the Building Plan approved by JDA in the BPC dated 25/05/2023 and released vide your letter No. . JDA / 2023 / ZONE -8 / D-1100 to dated 25/05/2023. Therefore as per provision of the rule no. 15.3 of the By-laws we have issued completion Certificate of the project of Lucky Residency On dated 1/11/2023 Copy of which along with required documents is submitted herewith for your kind reference and record.

Thanking you,
Sincerely Yours


VIJAY SHARMA
C.A/2011/52069
CTP RAJ/Architect/2021/37

(Vijay Sharma)
Empanelled Architect

Enclosed:-

1. Copy of Completion Certificate.
2. Copy of occupancy certificate.
3. Document as per detail.
4. Copy of check list
5. Challan of cc & oc.
6. Fire NOC



AR-788
6/2/24



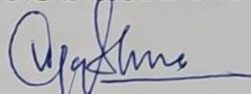
VISTAAR ARCHITECTS & PLANNERS

B-2/12, First Floor, OPP.MALL OF JAIPUR, CHITRKOOT, GANDHIPATH, JAIPUR-21
Email: vistaararchitects.web@gmail.com, ph-0141-4370233

Occupancy Certificate

(As per Rule no. 15.3 of Model Rajasthan (Urban Area) Building Regulation, 2020)

I do hereby certify that the building Salasar residency situated at plot-20&21, hare krishna vill.-iind in khas Per ara no.309 to 312,311/374,316 to 320 vill- dholai, Sanganer, Jaipur - 302020 (Rajasthan) for which completion certificate was issued by Mr. Vijay Sharma CA/11/52069 has been inspected by me, the building constructed is as per approved maps & is as per prevailing building. It is certified that essential facilities are mentioned at Rule no. 15.3 of Model Rajasthan (Urban Area) Building Regulation, 2020 such as connections for Water Supply, Electricity and Sewerage Disposal etc. (in case there is no sewer line then septic tank or STP has been constructed) has been obtained and found functional on site thus the building is complete for occupancy. Hence the Occupancy Certificate is issued under my signature on 03/12/2023.


VIJAY SHARMA
CA/2011/52069
CTP RAJ/Architect/2021/37

Architect:- Mr. Vijay Sharma
Reg.No. (Issued by CoA) :- CA/11/52069
Reg. No. (Issued by CTP,Raj.) :- CTP RAJ./ Architects / 2021/ 37

List of Documents to be submitted with Occupancy Certificate

S.No	Documents	Annexure's	Page Nos.
1	Occupancy Certificate	Annexure 1	
2	Checklist of Occupancy Certificate	Annexure 2	
3	OC Fee deposition Receipt	Annexure 3	
4	Copy of Lease deed and Site Plan (issued by the Local Authority)	Annexure 4	
5	As-Built Drawings (Attested by Empaneled Architect)	Annexure 5	
6	Copy of Latest Approved Building Plans (On the basis of which CC is issued)	Annexure 6	
7	Certified Copy of Google Map (with Latitude & Longitude)	Annexure 7	
8	Site Photographs (from all the sides) (Building Blocks/Internal/Outer Development Works)	Annexure 8	
9	Certificate of Structural Engineer	Annexure 9	
10	Affidavit for Compliances of Part-VI of NBC and Earthquake resistance provisions (Attested by the Architect, Structural Engineer and Developer of the Project)	Annexure 10	
11	NOC from Fire Department (if applicable)	Annexure 11	
12	NOC from Environment Dept. (if applicable) - Environmental Clearance - Consent to Establish - Consent to Operate	Annexure 12	
13	NOC from Labour Department	Annexure 13	
14	List of EWS/LIG units and Status of Completion & Allotment (if applicable)	Annexure 14	
15	Working/Services Drawings of the Project 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.	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 16.8	
ix)	Any Other Drawings	Sub-Annexure 16.9	

Seal and Sign
मेसर्स स्नेहा विल्डिङ्स प्रोपराइटर
(Name of the Developer/Promoter)

प्रोपराइटर

अनसची-6**Check List for Occupancy Certificate**

Basic Details of the Project		
Name of Developer/Promoter	MS. Sneha building material and suppliers	
Address of Developer/Promoter	20&21, hare krishna - dholai, Sanganer, Jaipur	
Name of the Project	Sneha sky park heights	
RERA Registration No.	A/F	
Address of the Project (Plot no./Khasra no.)	Plot-20&21, hare krishna vill.-iind in khas Per ara no.309 to 312,311/374,316 to 320 vill- dholai, Sanganer, Jaipur – 302020 (Rajasthan).	
Plot Area (Sq.mts.) (As per Approved Building Plan)	836.13 Sq. Mt.	
Width of Front Road	12 Mt.	
Landuse of Plot as per Lease deed	Residential	Date of issue of Lease Deed: 2023
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.)	RESIDENTIAL FLATS	
Building Plans approving Authority	Jaipur Development Authority	
Latest Building Plans Release date	12 May 2023	
Building Plans Validity Date	11 May 2027	
Building Plan Approval as per Building Byelaws(2000/2010/2017/2020/any other)	2020	
Architect of the Project & COA no.	Ar. Vijay Sharma, CA/2011/52069	
Structural Engineer of the Project	Mr. Lokesh Wadhwa	

Completion Certificate issued by	Ar. Vijay Sharma
Completion Certificate issued on	01 Nov. 2023
Completion Certificate deposited in Local Authority on	06 Nov. 2023

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	(Mt.)	(Mt.)	(Mt.)
	Front	WEST	3.05	3.05	As per approval
	Side I	North	4.50	4.60	As per approval
	Side II	South	4.50	4.60	As per approval
	Rear	East	4.50	4.60	As per approval
2	Ground Coverage		420.96 Sq. Mt.	420.96 Sq. Mt.	With in setbacks
3	Gross Built-up Area(Sq.mts)		3476.18 Sq. Mt.	3476.18 Sq. Mt.	As per approval
4	F.A.R/B.A.R(Sq.mts& Ratio)		2 (1830.28 SQ.Mt.)	3.92(3593.58 SQ.Mt.)	As per approval
5	Total No. of Floors (Basement, Stilt, above floors, service floor, etc.)		Stilt +6	Stilt +6	As per approval
6	Total Height of Building		24.30	24.30	As per approval
i)	Plinth		0.85 Mt.	0.85 Mt.	As per approval
ii)	Stilt/Podium		2.9 Mt.	2.9 Mt.	As per approval
iii)	Ground/First to Terrace		18 Mt.	18 Mt.	As per approval
iv)	Parapet/Mumty/Lift Machine Room/any other architectural element		3 Mt.	3 Mt.	As per approval
7	No. of Blocks/Towers		1	1	1
8	Total No. of Units (Flats/Shops/Showrooms etc.)		36	36	As per approval
9	Commercial Area (in case of Group housing/ Flatted Development project)		NA	NA	NA
10	Community Facilities area (Club, community hall, Society office, Swimming pool etc.)		Community hall 50 Sq.Mt.	Community hall 51.82 Sq.Mt.	As per approval
11	Refuge area (if any)		No	No	No
12	Total No. of Staircases		1	1	As per approval
i)	No. of Open Fire stair case		No	No	As per approval
ii)	No. of Pressurized Fire Stair case		1	1	
13	No. of Lifts Size of Lift		1 2.00 X 2.00	1 2.00 X 2.00	As per approval
14	No. of Escalators		No	No	No

15	Provision for Physically Challenged Persons • Ramp • Toilet • Car Parking • Lifts			As per approval
		Yes, 3.60 Mt.	Yes, 3.60 Mt.	
		Yes	Yes	
		Yes , 2	Yes , 2	
		Yes	Yes	
16	Cut-Out/Open to Sky/Shafts	Yes, 81.16 Sq.Mt.	Yes, 81.16Sq.Mt.	As per approval

17	Projections/Balconies etc. (Covered/extended)	Yes , 1.50 Mt.	Yes , 1.50 Mt.	As per approval
18	Porch (if any)	No	No	As per approval

B- Parking Parameters:

S.No	Details	As per Latest Approved Building Plans	As per Site	Comments (if any)
1	Total E.C.U Required	20	20	As per approval
2	Total No. of Car parking	20	20	As per approval
i)	Surface Parking	20	20	As per approval
ii)	Mechanical Car Parking	No	No	As per approval
iii)	• Basement (I,II,III,....)	No	No	As per approval
	• Stilt	11	11	As per approval
	• Open Area	9	9	As per approval
3	Two-Wheeler Parking	20	20	As per approval
4	Bus Parking	No	No	As per approval
5	Visitors Parking	02	02	As per approval
6	EV Charging Facility Car parks			As per approval
7	Ramp (for parking floors) • Width • Slope	Stilt floor 3.60 Mt. 1:18	Stilt floor 3.60 Mt. 1:18	As per approval
8	Provision of Car Lift	No	No	No

C- Outer Development Parameters:

S.No	Details	As per Latest Approved Building Plans	As per Site	Comments (if any)
1	Green & Plantation	Yes		
i)	Total Green Area (Sq.mts)	83.61 Sq. Mt.	83.61 Sq. Mt.	As per approval
ii)	Surface Green Area (Sq.mts)	83.61 Sq. Mt.	83.61 Sq. Mt.	As per approval
iii)	Podium Green Area (Sq.mts)	No	No	No
iv)	Plantation Corridor(If any)	No	No	No
v)	Tree Plantation(As per Norms)	Yes	Yes	Yes
2	Approved Services in the Project (STP, WTP, Under Ground Water Tank, Pump room, Panel Room, etc.)	No	No	No
3	Driveways for Fire tender Movement/Parking, etc.	No	No	No

4	No. of Entry/Exit & Width	2 / 3.60 Mt.	2 / 3.60 Mt.	As per approval
5	No. of Security Rooms & Size	NA	NA	NA
6	Height of Compound wall (As per Norms)	1.8 Mt.	1.8 Mt.	As per approval

D- Provisions of Affordable Housing Policy/CMJAY Policy:

Applicable only in case of Group Housing Projects having area more than 5000 Sq.mts.

EWS/LIG units provided on Main plot/Split Location			On main plot/ Split Location	
In case, EWS/LIG unit provided on Split Location			NA	
Address of Split Location				
S.No	Details	As per Latest Approval	As per Site	Comments (if any)
1	No. of EWS units	NA	NA	NA
2	No. of LIG units	NA	NA	NA
3	Total Carpet Area Provided(Sq.mts)	NA	NA	NA
4	Total SBUA Area Provided(Sq.mts)	NA	NA	NA
5	Parking of EWS/LIG Units	NA	NA	NA
6	Completion time of EWS/LIG units	NA	NA	NA

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

F- Outer Development Works and Services of the Project (for Occupancy Certificate)

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

G- Installation Works (for Occupancy Certificate)

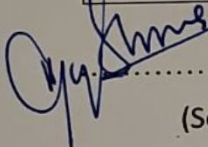
S.No	Development Works	Work to be Completed at the time of OC (in percentage)	Work done on in Project (Mark "YES")	Comments (if any)
1	Development of Green and Landscape areas	100%	Yes	Yes
2	Tree Plantation (As per Norms)	100%	Yes	Yes
3	Installation of Transformer/ DG set/ Meters/ Electrical Connection	100%	Yes	Yes
4	Water Supply Connection/Boring	100%	Yes	Yes
5	Installation of Machinery of WTP	100%	No	No
6	Installation of Machinery of STP	100%	No	No
7	Installation of equipment's for Solid Waste Management	100%	No	No
8	Installation of Solar Panels/Solar Water Heater	100%	Yes	Yes
9	Installation of Gas Bank & Pipe lines(If applicable)	100%	No	No

H- NOC's/Certifications Required			
S.No	Type of NOC/Certification	Applicable/ Not Applicable	Obtained
1	Structural Certificate	Applicable	Yes
2	Fire NOC	Applicable	Yes
3	Environmental NOC (as applicable)	Not Applicable	Not Applicable
	• Environmental Clearance	Not Applicable	Not Applicable
	• Consent to Establish	Not Applicable	Not Applicable
	• Consent to Operate	Not Applicable	Not Applicable
4	Green Building Certification (LEED/IGBC/GRIHA/ASSOCHAM GEM)	NO	NO
5	Any other(as applicable)	NO	NO

Occupancy Fee (To be deposited in Local Authority)

Gross-Built up area of the completed Part: 3476.18 Sq.mts X Rs. 5 /- = 17381/-

Total Amount Rs. 17381 /- (In words: Seventeen thousand three hundred eighty-one)

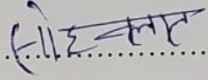
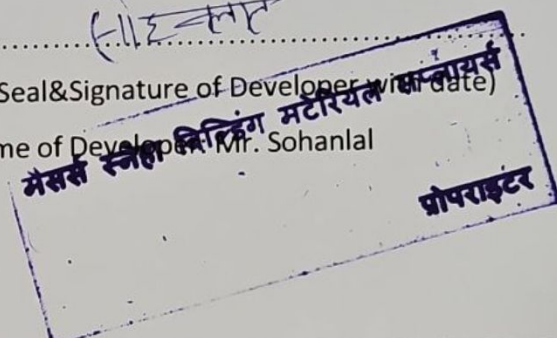
 **VIJAY SHARMA**
CA/2011/52069
CTP RAJ/Architect/2021/37
(Seal & Signature of Architect with date)

Name of Architect: Ar. Vijay Sharma

Reg. No (Issued by COA):- CA/2011/ 52069

Reg. No (Issued by CTP RAJ):- CTPRAJ/Architect/2021/37

Renewal date of Reg. No. CTP RAJ:-

 (Seal & Signature of Developer with date)
Name of Developer: Mr. Sohanlal


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.
- 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.
- Empaneled Architect must ensure that all the NOC's and Certification (as applicable) must be obtained before issuing of Occupancy Certificate.
- If any provision is not required as per Latest approved Building Plan and Norms then write 'NA' for Not applicable in the concerning columns.
- 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.
- 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.

VIJAY SHARMA
CA/2011/52069
CTP RAJ/Architect/2021/37

Government of Rajasthan
Office of the Chief Town Planner, Jaipur, Rajasthan

File No. TPR: 9354/Proj./E.O.I./Vijay Sharma / 6857

Date:

18 DEC 2023

Ar. Vijay Sharma,
C-234, Gokul Path,
Vaishali Nagar Jaipur (Raj.)-302021.

Subject: - To Renew registration no. issued under Rule no. 20 of Model Rajasthan (Urban Area) Building Regulation, 2020.

Reference: - Your application received dated 15/09/2023.

Dear,

In reference to your application received dated 15/09/2023, for renewal of registration, issued vide CTP Raj. /Architect/ 2021/37 (valid till 18/08/2023) under Rule no. 20 of Model Rajasthan (Urban Area) Building Regulation, 2020, it is to inform that your registration no. CTP, Raj. /Architect/ 2021/37 is hereby renewed and is valid till dated 31/12/2023 (Annexure-A of renewal chart enclosed).

It is to inform that your registration may be extended upto 18/08/2024 in case, renewal of CoA registration submitted in this office before **31.12.2023**.

Enclosed: As above.

(Sandeep Dandwate)
Chief Town Planner,
Rajasthan, Jaipur.

Signature valid

RajKaj Ref
5167914



Digitally signed by Sandeep
Dandwate
Designation : Chief Town Planner
Date: 2023.12.14 20:09:32 IST
Reason: Approved



Jaipur Development Authority

Ram Kishor Vyas Bhawan, Indra Circle, Jawaharlal Nehru Marg, Jaipur-302004 Rajasthan

Challan/Demand Control No Status

Status : Payment Aknownledged (Confirmed From Bank Statement on 06/11/2023)

Challan No. : 896428 Control No. : 642331000082 Demand/Challan Date : 06/11/2023
Payment Mode : Online Transaction ID : YICI2135308967
Settlement A/C No: 675401700500 ISURE ID:
Settlement Bank/Branch: ICICI Bank-JDA Campus,Jaipur Invoice No :-

Depositor Details :-

Name : M/S SNEHA BUILDING MATERIAL SUPPLERS PROPRIETOR SOHAN LAL Mobile No. : 9462335578
Address : HAREE KRISHNA VILLAGE PHASE-II
Remark : COMPLETION PAYMENT

Plot Details :-

Service No :- 9260000110 Plot No. : 20&21
Owner Name :
Father/Husband
Name :
Address :

Scheme Details :-

SchemeName : HAREE KRISHNA VILLAGE PHASE-II Sector :
Scheme Location : VILLAGE DHOLAI SANGANER KH NO-209-313,311/374,316-320
Developer Type : Private Developer Name : VIKAS SAMITI HAREE KRISHNA
VILLAGE-II
Zone : ZONE-08

Deposit Amount :-

Sr. No.	Head	Amount(Rs.)
1	Building Occupancy Certificate Charges	17381.00
Total :		17381.00