

Occupancy Certificate

I do hereby certify that the project known as “RUHEEN REGAL” bearing RERA Registration No. RAJ/P/2021/1499 situated on the Plot No. 40, 41, 42, 43, 44 and 45, Scheme Dakshinpuri Phase I, Jagatpura, Jaipur – 302017 (Rajasthan) was personally inspected by me and based on above facts, construction on site is completed in accordance with the approved building plans and building bye laws and the Completion Certificate has also been issued by Ar. Kapil Jain Intodia on 21.03.2023.

The (Residential) project is also in accordance with the approved plan and the connectivity of water and electrical supply is also there. Hence the Occupancy Certificate is issued as per my best knowledge and information provided to me under my signature on 30th March 2024.

Note – It is sole responsibility of the developer to deposit this occupancy certificate with required drawings and documents alongwith the fee of competent authority as per the notification of UDH dated 10.08.2023. Further, if any deviation done after the date of issue of this certificate is sole responsibility of the developer.


Ar. Piyush Kumawat
CTP Raj./Architect/2021/96
CA/2013/59085

(Seal & Signature of Architect with date)

Name of Architect: Piyush Kumawat

Reg. No (Issued by COA): - CA/2013/59085

Reg. No (Issued by CTP RAJ.): - CTP Raj. /Architect/2021/96

32, Shilp colony, Jhotwara, Jaipur, 302012
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Date – 30.03.2024

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Check List for Occupancy Certificate

Basic Details of the Project		
Name of Developer/Promoter	RUHEEN DEVELOPERS AND PROPERTIES LLP	
Address of Developer/Promoter	Plot No D73, South Central, Kusum Vihar, Ramnagariya Road, Jagatpura, Jaipur (Rajasthan) - 302017	
Name of the Project	RUHEEN REGAL	
RERA Registration No.	RAJ/P/2021/1499	
Address of the Project (Plot no./Khasra no.)	Plot No. 40, 41, 42, 43, 44 and 45, Scheme Dakshinpuri Phase I, Jagatpura, Jaipur – 302017 (Rajasthan)	
Plot Area (Sq.mts.) (As per Approved Building Plan)	1,106.23 sq.mt.	
Width of Front Road	18 M	
Land use of Plot as per Lease deed	Residential	Date of issue of Lease Deed: 15.06.2020
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	
Building Plans approving Authority	Jaipur Development Authority (JDA)	
Latest Building Plans Release date	03.02.2021	
Building Plans Validity Date	03.02.2028	
Building Plan Approval as per Building Byelaws (2000/2010/2017/2020/any other)	2020	
Architect of the Project & COA no.	Mr. Shri Kishan / COA No. - CA/99/25451	
Structural Engineer of the Project	Manish Gupta (S G Structures)	

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Completion Certificate issued by	Empaneled Ar. Kapil Jain Intodia CTP Raj. /Architect/2021/04
Completion Certificate issued on	21.03.2023
Completion Certificate deposited in Local Authority on	27.03.2023

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			
	Front	North	6.33 M	6.33 M	
	Side I	East	4.57 M	4.57 M	
	Side II	West	4.57 M	4.57 M	
	Rear	South	4.76 M	4.76 M	
2	Ground Coverage		Within Setback	Within Setback	
3	Gross Built-up Area (Sq.mts)		5050.28 sq.mt.	5050.28 sq.mt.	
4	F.A.R./B.A.R (Sq.mts & Ratio)		4224.60 sq.mt.	4224.60 sq.mt.	
5	Total No. of Floors (Basement, Stilt, above floors, service floor, etc.)		Basement + Stilt + 6 Floors	Basement + Stilt + 6 Floors	
6	Total Height of Building (In mts.)		27.50 M	27.50 M	
i)	Plinth		0.50 M	0.50 M	
ii)	Stilt/Podium		3.00 M	3.00 M	
iii)	Ground/First to Terrace		18.0 M	18.0 M	
iv)	Parapet/Mumty/Lift Machine Room/any other architectural element		6.0 M	6.0 M	
7	No. of Blocks/Towers		1	1	
8	Total No. of Units (Flats/Shops/Show rooms etc.)		48	48	
9	Commercial Area (in case of Group housing/Flatted Development project)		NA	-	

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10	Community Facilities area (Club, community hall, Society office, Swimming pool etc.)	Club and a Hall	Club (Basement) Hall (Stilt)	
11	Refuge area (if any)	-	-	
12	Total No. of Staircases	01	01	
i)	No. of Open Fire stair case	-	-	
ii)	No. of Pressurized Fire Stair case			
13	No. of Lifts Size of Lift	02 1.83 X 2.06 M	02 1.83 X 2.06 M	
14	No. of Escalators	-	-	
15	Provision for Physically Challenged Persons <ul style="list-style-type: none"> • Ramp • Toilet • Car Parking • Lifts 	Ramp Toilet Hand. Parking	All provision exists and operational	
16	Cut-Out/Open to Sky/Shafts	As per approval	As per approval	
17	Projections/Balconies etc. (Covered/extended)	As per approval	As per approval	
18	Porch (if any)	-	-	

B-Parking Parameters:

S. No	Details	As per Latest Approved Building Plans	As per Site	Comments (if any)
1	Total E.C.U Required	41.33	41.33	
2	Total No. of Car parking	31	31	
i)	Surface Parking	-	-	
ii)	Mechanical Car Parking	0	0	
iii)	<ul style="list-style-type: none"> • Basement (I, II, III,...) • Stilt • Open Area 	0 24 03	0 24 03	
3	Two-Wheeler Parking	31	31	
4	Bus Parking	-	-	
5	Visitors Parking	04	04	
6	EV Charging Facility Car parks	-	-	

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7	Ramp (for parking floors) <ul style="list-style-type: none"> Width Slope 			
8	Provision of Car Lift	-	-	

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)	111.72 sq.mt.	111.72 sq.mt.	All the parameters completed and functional on-site
ii)	Surface Green Area (Sq.mts)	As per Approval	Yes	
iii)	Podium Green Area (Sq.mts)	As per Approval	Yes	
iv)	Plantation Corridor (If any)	As per Approval	Yes	
v)	Tree Plantation (As per Norms)	14	Yes	
2	Approved Services in the Project (STP, WTP, Under Ground Water Tank, Pump room, Panel Room, etc.)	UG Tank Rainwater Harvesting	Yes	
3	Drive ways for Fire tender Movement/Parking, etc.	Yes	Provision exists as per setbacks	
4	No. of Entry/Exit & Width	1	1	
5	No. of Security Rooms & Size	1.89 X 2.50 M	-	
6	Height of Compound wall (As per Norms)	1.80 M	1.80 M	

D-Provisions of Affordable Housing Policy/CMIAY Policy:				
Applicable only in case of Group Housing Project shaving 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				
Address of Split Location				
S. No	Details	As per Latest Approval	As per Site	Comments
1	No. of EWS units	NA	NA	
2	No. of LIG units	NA	NA	
3	Total Carpet Area Provided (Sq.mts)	NA	NA	
4	Total SBUA Area Provided (Sq.mts)	NA	NA	
5	Parking of EWS/LIG Units	NA	NA	
6	Completion time of EWS/LIG units	NA	NA	

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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 on in 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/Liftwell/ 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		NA	Individual AC provision for each unit
15	Provision for Physically Challenged Persons	100%	YES	
16	Installation of Fire Safety Equipment's	100%	YES	
17	Status of EWS/LIG units		NA	

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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 CC (in percentage)	Work done on in 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		NA	Not Required as per obtained CC
11	Laying of Sewerage line and Construction of Sewerage Treatment Plant (STP)		NA	Functional septic tank and Sewerage provision
12	Any other work		-	

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 Land scape areas	100%	YES	
2	Tree Plantation (As per Norms)	100%	YES	
3	Installation of Transformer/ DG set/Meters/Electrical Connection	100%	YES	

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4	Water Supply Connection/Boring	100%	YES	
5	Installation of Machinery of WTP		NA	
6	Installation of Machinery of STP		NA	
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 & Pipe lines (If applicable)	100%	YES	

H-NOC's/Certifications Required

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

Occupancy Fee (To be deposited in Local Authority)

Gross-Built up area of the completed Part 5050.28 Sq.mt. X ₹ 5/- = ₹ 25,251.40/-

Total Amount ₹ 25,255/- (Round Off) (In words Twenty-Five Thousand Two Hundred Fifty-Five Only)

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(Seal & Signature of Architect with date)

Name of Architect: Piyush Kumawat**Reg. No (Issued by COA): - CA/2013/59085****Reg. No (Issued by CTP RAJ.): - CTP Raj./Architect/2021/96**

(Seal & Signature of Developer with date)

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