

C-35, Lajpat Marg, C-Scheme, Jaipur Ph.: +91-141-237-3274, 5104986 E-mail: mishra.garg@gmail.com

Occupancy Certificate

I do hereby certify that the Project - Kedia's The Oxygen developed by: M/s Radha Govind Colonizers(name of building/owner/developer as per situated at Khasra Plot No./ plans) approved No.183/334,225,226,221/2,227/1,228/3,231/9, Village- Jaipur, The Oxygen Kanakpura, Jaipur - 302034 (Rajasthan)(details of the land) for which completion certificate was issued by ASHOK MISHRA C.A./91/13916 (name and registration no. of Empanneled Architect) has been inspected by me. It is certified that authorized connections for water supply, Electricity and sewage Disposal (in case there is no sewer line then septic tank or STP has been constructed) has been obtained and found functional on site. It is certified that the building is complete for Occupancy. Hence the occupancy certificate is issued under my signature on 21st March 2022

Registration No:- CA/.....B.Arch., M.C.A.....

ASHOK MISHRA Ph. 2229771

C.A./91/13916

95, Shivaji Nagar, Civil Lines

JAIPUR



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Subject: General Checklist for Completion Certificate

- 1. Name of Plot Developer: M/s Radha Govind Colonizers
- 2. Ownership details: -
 - Date of Issue of Lease Deed: 19.09.2019
 - Type of Plot: Leasehold
- 3. Name of Present Owner: M/s Radha Govind Colonizers
- 4. Use of Plot (Land Use) (As per Lease Deed): Residential
- 5. Plot No. /Address of Building/Site: Plot No. 19 to 72, THE OXYGEN, Kanakpura, Jaipur
- 6. Plot Area (as per approved building Plan): 13677.52 Sq Mtr
- 7. Partial Completed Area: 15360.89 Sq Mtr (Gross Builtup Area)
- 8. Approval of Building plan vide committee Meeting dated: 29.08.2019
- 9. Building plan approval as per building byelaws- Letter Number जविप्रा/उपा./जोन-7/2019/डी-1364
- 10. Date of Release of approval building plan: -

• Layout Plan Approval:

19.08.2019

• Unit Plan Approval

29.08.2019

11. Inspection Report:

• Date of Start of Construction

29.08.2019

• Date of Completion

21.03.2022

• Date of Site inspection

19.03.2022

Following parameters to be checked during inspection for Completion Certificate

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				A - Tech	nical Parameters:		
S.		De	etails	Comi	nents		ntials
No.				As per Approved Plan	As per site	For Completion	For at the time of Utilization Certificate
1.	S		the Project . mt.)	13677.52 sq.mt.	13677.52 sq.mt.	13677.52 sq.mt.	13677.52 sq.mt.
1A.	Size			sq.m. Type-B = 232.34 sq.m. Type-C = 251.62 sq.m. Type-E = 250.72 sq.m. Type-F = 122.66 sq.m. Type-G = 125.81 sq.m. Type-H = 283.06 sq.m. Type-H = 261.67 sq.m.	sq.m. Type-B = 232.34 sq.m. Type-C = 251.62 sq.m. Type-E = 250.72 sq.m. Type-F = 122.66 sq.m. Type-G = 125.81 sq.m. Type-H = 283.06 sq.m. Type-I = 261.67 sq.m.	sq.m. Type-E = 250.72 sq.m. Type-F = 122.66 sq.m. Type-G = 125.81 sq.m. Type-H = 283.06 sq.m. Type-I = 261.67 sq.m.	sq.m. Type-B = 232.34 sq.m. Type-C = 251.62 sq.m. Type-E = 250.72 sq.m. Type-F = 122.66 sq.m. Type-G = 125.81 sq.m.
				sq.m.	sq.m.	sq.m.	sq.m.
2.	Wie	dth of	Road/ Roads	9/12 m.	9/12 m.	9/12 m.	9/12 m.
3.	1		Facing of plot North/South)	ALL	ALL	ALL	ALL
4.	Setba	acks	Direction				
	Fro	nt	EAST	3.0 M	3.0 M	3.0 M	3.0 M
	Sid	e I	NORTH	3.0 M (Plot no-	3.0 M (Plot no-	3.0 M (Plot no-	3.0 M (Plot no-
	Side	eII	SOUTH	49,60,72,73)	49,60,72,73)	49,60,72,73)	49,60,72,73)
	Re	ar	WEST	1.5 M	1.5 M	1.5 M	1.5 M
5.	(i)	Gro	und Coverage	As per approval With in setback	Available on site With in setback	As per approval With in setback	Available on site With in setback
	(ii)		sement Floor/ Floor / Podium if any				
	(iii)		amp (Slope) r Constructed Units)		-	-	
		No	. of Staircase	As per approval	As per approval	As per approval	As per approval
			Riser	0.15 M.	0.15 M.	0.15 M.	0.15 M.
			Tread	0.30 M.	0.30 M.	0.30 M.	0.30 M.
			Width	0.99 M.	0.99 M.	0.99 M.	0.99 M.
		Li	ft / Elevator/ escalator				
			No. of Lift				

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Size of Lift				
Height (From Plinth Level)	9.6 M.	9.6 M.	9.6 M.	9.6 M.
No. of Floor	G+2	G+2	G+2	G+2

Total Height		9.	60 M.	
Excluding Parapet/ Mumty/ Lift Machine Room / any other architectural elements	9.6 M.	9.6 M.	9.6 M.	9.6 M.
Including Parapet/ Mumty/ Lift Machine Room / any other architectural elements	13.70 M.	13.70 M.	13.70 M.	13.70 M.
B.A.R. (As per Applicable floor wise F.A.R./ B.A.R.)	As per approval	As per approval	As per approval	As per approval
Height of Compound wall	_			
No. of Entry/ Exit & width	As per approval	As per approval	As per approval	As per approval

	king Parameters:		4 -	Dagantic	10	
S.	Details	Comments		Essentials		
No.		As per Approved Plan	As per site	For Completion	For at the time of Utilization Certificate	
1.	Total E.C.U. Acquired	As per approval	As per approval	As per approval	As per approval	
	Total No. of Parking	As per approval	As per approval	As per approval	As per approval	
	Basement one					
	Stilt					
	Open area	As per approval	As per approval	As per approval	As per approval	
	Visitors					
	Provision of Car Lift					
	Two-Wheeler Parking (Basement)					

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S.	ety Parameters (Fire & Strue Details	Comm	Comments		Essentials	
No.		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 21.02.2020 regarding Fire Safety	N/A	N/A	N/A	N/A	
	Certificate from structure Engineer (Earthquake resistant)	N/A	N/A	N/A	N/A	

S.	Details	Com	iments	Essentials	
Jo.		As per Approved Plan	As per site	For Completion	For at the time of Utilization Certificate
1.	Rain Water Harvesting	AS PER NORMS	PROVIDED	AS PER NORMS	PROVIDED
2.	Waste Water Treatment/ Recycling	STP	PROVIDED	STP	PROVIDED
3.	Provision of Sewerage line and Sewerage Treatment Plant	STP	PROVIDED	STP	PROVIDED
4.	Provision of Solid Waste Management	N/A	· N/A	N/A	N/A
5.	Certificate for Environment Clearance (if applicable)	N/A	N/A	N/A	N/A
6.	Provision of Solar Panels	N/A	N/A	N/A	N/A

S.	een Parameters: Details	Com	ments	Essentials	
No.		As per Approved Plan	As per site	For Completion	For at the time of Utilization Certificate
1.	Plantation & Green Area and Park/ Landscaping	DONE	PROVIDED	DONE	PROVIDED

S. No.	eral Parameters: Details	Comm	nents	Essentials	
J. INU.	Dottaris	As per Approved Plan	As per site	For Completion	For at the time of Utilization Certificate
1.	Cut-Outs/ Open to sky/ Ducts	vees .	SOM!		
2.	Projection/ Balconies etc. (Covered/ Extended)	As per approval	As per approval	As per approval	As per approva
3.	Provision of water Supply	AS PER NORMS	PROVIDED	AS PER NORMS	PROVIDED
4.	Provision of Power/ Electrical connectivity including transformer placement (if required)	AS PER NORMS	PROVIDED	AS PER NORMS	PROVIDED
5.	Site development including parking singes, pathways, street lighting	AS PER NORMS	PROVIDED	AS PER NORMS	PROVIDED
6.	Provisions for physically challenged persons	N/A	N/A	N/A	N/A
7.	Architectural Finishing Paint. False ceiling And Interior finishing etc.	•••			
8.	Internal changes/ Deviation (if any)				
9.	Any other observation				

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