

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

File No. TPR: 9354/Proj./E.O.I./ Akshit Tholia /9435

Date: 11 OCT 2022

Akshit Tholia

68, Janakpuri 1st, Imliwala Phatak,

Opp Jain Mandir, Jaipur.

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

Reference: - Your application dated 24/06/2022.

Dear,

In reference to your e-mail application dated 24/06/2022, for renewal of registration, issued vide CTP Raj. /Architect/ 2021/11 (valid till 22/06/2022) under Rule no. 20 of Model Rajasthan (Urban Area) Building Regulation, 2020, it is to inform that your registration no. CTP, Raj. /Architect/ 2021/11 is hereby renewed and is valid till dated 22/06/2023 (Annexure-A of renewal chart enclosed).

Enclosed: As above.


(Sandeep Dandwate)

Chief Town Planner,
Rajasthan, Jaipur.

Annexure-A

Name of Registered Architect:	Akshit Tholia	
CoA Registration no. :	CA/2012/57066	
Registration no. (issued by CTP, Raj.):	CTP Raj. /Architect/ 2021/11	
Renewal details as below:		
Signature & seal of authorised person for renewal of registration	Date of Renewal	Renewal Valid upto
	23.06.2022	22.06.2023
संदीप दण्डवते मुख्य नगर नियोजक		



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Completion Certificate

I hereby certify that the building constructed on **GRAND ANUKAMPA MIX USE BUILDING PLOT NO. S-01, NEAR SHYAM NAGAR, AJMER ROAD JAIPUR**

Was personally inspected by me and based on above facts; construction on the site of the building is complete in accordance with the approved building plans.

Type of the mix use building are as per section plan and tower Placement is in accordance with the approved plan. Hence the Completion Certificate is issued under my signature on (date) 09/02/2023

Ar. Akshit Tholia
68, Janakpuri-1st, Imliwala Phatak
Opp. Jain Mandir, JAIPUR
CA/2012/57066
CTP Raj./Architects/2021/11

Architect : Akshit Tholia

Registration No. :- : CA/2012/57066
CTP Raj. Architect/2021/11

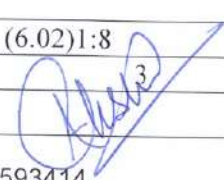
अनुसूची-5

Subject : General Check List for Completion/ Occupancy Certificate

1. Name of plot Owner/Developer: **SHRI GOPAL PARSAD GUPTA PARTNER ,M/s ANUKAMPA AWAS LLP,VIDHUT NAGAR A, AJMER ROAD JAIPUR**
2. Ownership details: - **SHRI GOPAL PARSAD GUPTA PARTNER ,M/s ANUKAMPA AWAS LLP,VIDHUT NAGAR A, AJMER ROAD JAIPUR**
 - Date of issue of Lease Deed: **17/10/2005**
 - Type of Plot : (**Auctioned** /Allotted/Converted under 90-A Rules/Other)
3. Name of Present Owner: **SHRI GOPAL PARSAD GUPTA**
4. Plot no. / Address of Building/ Site **S-01,NEAR SHYAM NAGAR, AJMER ROAD JAIPUR**
5. Plot Area (As per Approved Building Plan) : **7000 Sqm.**
6. Approval of Building Plan vides committee meeting dated: **15/04/2019**
7. Building Plan Approval as per Building Byelaws2000/2010/2013/2017/2020: **2017**
8. Date of Release of approved building Plan: **15/04/2019**
9. Inspection Report :
 - Date of Start of Construction : **01/10/2018**
 - Date of Completion : **31/12/2022**
 - Date of Site Inspection : **16/01/2023**
10. Following Parameters to be checked during inspection for Completion Certificate:

A-Technical Parameters:

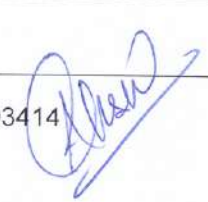
S.No	Details		Comments		Essentials	
			As per Approved Plan	As per Site	For Completion	For at the time of Utilization Certificate
1.	Size of the Plot (Sqm.)		7000.00	7000.00	7000.00	7000.00
2.	Width of Road/ Roads		48 mtr	48 mtr	48 mtr	48
3.	Direction/ Facing of Plot (East/West/North/South/Other)		North	North	North	North
4.	Setbacks	Direction				
	Front	North Facing	15.24 mtr	15 .24 mtr	15 .24mtr	15 .24mtr
	Side I	West	10.06 mtr	10.06 mtr	10.06 mtr	10.06 mtr
	side II	East	10.06 mtr	10.06 mtr	10.06 mtr	10.06 mtr
	Rear	South	10.01mtr	10.01mtr	10.01mtr	10.01mtr
5.	(i)	Ground Coverage	28%(2000)	31.72%(2220.41)	31.72%(2220.41)	31.72%(2220.41)
	(ii)	Basement Floor/ Floors/ Stilt Floor/ Podium if any	BASEMENT+L. G.F. + U.G.F.+1 st TO 11 th FLOOR PLAN	BASEMENT+L.G. F.+ U.G.F.+1 st TO 11 th FLOOR PLAN	BASEMENT+L. G.F.+ U.G.F.+1 st TO 11 th FLOOR PLAN	BASEMENT+L.G.F.+ U.G.F.+1 st TO 11 th FLOOR PLAN
	(iii)	Ramp (Slope)	(6.02)1:8	(6.02)1:8	(6.02)1:8	(6.02)1:8
7	No. of Staircase		3	3	3	



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		- Riser - Tread - Width	0.15 0.30 1.50	0.15 0.30 1.50	0.15 0.30 1.50	0.15 0.30 1.50
	(v)	Lift/ Elevator/ Escalator - No. of Lift - Size of Lift	8 (1.91X2.36)=1 (2.51X1.91)=7	8 (1.91X2.36)=1 (2.51X1.91)=7	Installed (Yes/ No) (Yes)	Operational (Yes/ No) (Yes)
6.	(i)	Height (From Plinth Level)	40	40	40	40
	(ii)	No. Of Floor	B.F+L.G.F.+U.G.F. + 11 th FLOOR PLAN (14)	B.F+L.G.F. + U.G.F.+ 11 th FLOOR PLAN (14)	B.F+L.G.F. + U.G.F.+ 11 th FLOOR PLAN (14)	B.F+L.G.F. + U.G.F.+ 11 th FLOOR PLAN (14)
	(iii)	Excluding parapet/ Mumty/ Lift Machine Room/ any Other architectural element	40	40	40	40
		Including parapet/ Mumty/ Lift Machine Room/ any other architectural element	47.70	47.70	47.70	47.70
7.	F.A.R./B.A.R (As applicable floor wise F.A.R/ B.A.R.)		B.F. 295.85 L.G.F. 1915.00 U.G.F. 2047.00 1 st F. 1981.85 2 ND F. 1981.85 3 RD F 1983.33 4 TH F 1983.33 5 TH F 1983.33 6 TH F 1983.33 7 TH F 1983.33 8 TH F 1983.33 9 TH F 1983.33 10 TH F 1983.33 11 TH F 1974.05 T.F. TOTAL=25993.91	B.F. 295.85 L.G.F. 1987.13 U.G.F. 1945.78 1 st F. 2169.73 2 ND F. 1963.34 3 RD F 1963.34 4 TH F 1949.71 5 TH F 1949.71 6 TH F 1949.71 7 TH F 1949.71 8 TH F 1949.71 9 TH F 1949.71 10 TH F 1949.71 11 TH F 1949.71 T.F. 515.84 TOTAL=26438.68	B.F. 295.85 L.G.F. 1987.13 U.G.F. 1945.78 1 st F. 2169.73 2 ND F. 1963.34 3 RD F 1963.34 4 TH F 1949.71 5 TH F 1949.71 6 TH F 1949.71 7 TH F 1949.71 8 TH F 1949.71 9 TH F 1949.71 10 TH F 1949.71 11 TH F 1949.71 T.F. 515.84 TOTAL=26438.68	B.F. 295.85 L.G.F. 1987.13 U.G.F. 1945.78 1 st F. 2169.73 2 ND F. 1963.34 3 RD F 1963.34 4 TH F 1949.71 5 TH F 1949.71 6 TH F 1949.71 7 TH F 1949.71 8 TH F 1949.71 9 TH F 1949.71 10 TH F 1949.71 11 TH F 1949.71 T.F. 515.84 TOTAL=26438.68
8.	Height of Compound Wall	1.2	4	4	4	4
	No. of Entry / Exit & width	1Entry 10.00 Mtr 1Exit 5.56 Mtr	1Entry 8.97 Mtr 1Exit 4.5Mtr	1Entry 8.97 Mtr 1Exit 4.5Mtr	1Entry 8.97 Mtr 1Exit 4.5Mtr	1Entry 8.97 Mtr 1Exit 4.5Mtr
	Security Room Size	-	2.32X2.90=	2.32X2.90	2.32X2.90	2.32X2.90
	Other Services in Setbacks	-	GUARD ROOM D.G. SET H.T. METTER BOX TRANSFORMER	GUARD ROOM D.G. SET H.T. METTER BOX TRANSFORMER	GUARD ROOM D.G. SET H.T. METTER BOX TRANSFORMER	GUARD ROOM D.G. SET H.T. METTER BOX TRANSFORMER



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B-Parking Parameters:

S. No.	Details	Comments		Essentials	
		As per Approved Plan	As per Site	For Completion	For at the time of Utilization Certificate
1.	Total E.C.U aquired	320	320	320	
2.	Total No. of Car Parking	240	240	240	
	• Basement	163	166	166	
	• Stilt	-	-	-	
	• Open Area	77	74	74	
	• Visitors	21.54+42.46=64	21.54+42.03=63.57 Say 64	21.54+42.03=63.57 Say 64	
	• Mechanical Car Parking	68	73	73	
	• Provision of Car Lift	-	-	-	
3.	Two Wheeler Parking	240	240	240	

C-Safety Parameters(Fire & Structure):

S.No.	Details	Comments		Essentials	
		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	Enclosed	Enclosed	Installed (Yes)	Operational (Yes)
2.	Certificate from Structural Engineer (Earthquake resistant)	Enclosed	Enclosed	Enclosed	Enclosed

D- Environmental Parameters:

S.No.	Details	Comments		Essentials	
		As per Approved Plan	As per Site	For Completion	For at the time of Utilization Certificate
1.	Rain Water Harvesting			Installed(Yes)	Operational(Yes)
2.	Waste Water Treatment /Recycling			Installed(Yes)	Operational(Yes)



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3	Provision of Sewerage line and Sewerage Treatment Plant	-	-	Installed(Yes)	Operational(Yes)
4	Provision of Solid Waste Management	-	-	-	-
5	Certificate for Environment Clearance (if applicable)	Enclosed	Enclosed	Enclosed	Enclosed
6	Provision of Solar Panels / Solar Water Heater	-	-	Installed(Yes)	Operational(Yes)

E- Green Parameters:					
S.No.	Details	Comments		Essentials	
		As per Approved Plan	As per Site	For Completion	For at the time of Utilization Certificate
1.	Plantation & Green area and Park Landscaping	1108.00 Sqm.	1108.00 Sqm.	1108.00 Sqm.	1108.00 Sqm.

F- General Parameters:					
S.No.	Details	Comments		Essentials	
		As per Approved Plan	As per Site	For Completion	For at the time of Utilization Certificate
1.	Cut-Outs/ Open to Sky/ Ducts	121.00 Sqm.	121.00 Sqm.	121.00 Sqm.	
2.	Projections/ Balconies etc. (Covered/ extended)	121.76 Sqm.	121.76 Sqm.	121.76 Sqm.	
3.	Provision of Water Supply		Installed	Installed	Installed
4.	Provision of Power/ Electrical connectivity including transformer placement (if required)	-	Installed	Installed (Yes)	Operational (Yes)
5.	Site development including parking singes, pathway, street lighting	-	Installed	Installed	Installed
6.	Provision for physically challenged persons	YES	YES	YES	YES
7.	Architectural finishing i.e. paint false ceiling and interior finishing etc.	-	YES	YES	YES



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8.	Internal Changes Deviation if any	-	Lower ground floor 1. Area of office bobby increase 2. Commercial area converted in lobby & toilet 3. Commercial area converted from showroom to kiosk Upper ground floor 1. Area of office bobby increase 2. Hotel lobby converted in to showroom 3. Handicap toilet location change 4. Front side porch removed Back side porch constructed First floor 1. First floor terrace & service apartment converted to office lobby & restaurant area Terrace floor 1. 25 % Terrace floor development in temporary shed is constructed as per bylaws2020	Lower ground floor 1. Area of office bobby increase 2. Commercial area converted in lobby & toilet 3. Commercial area converted from showroom to kiosk Upper ground floor 1. Area of office bobby increase 2. Hotel lobby converted in to showroom 3. Handicap toilet location change 4. Front side porch removed Back side porch constructed First floor 1. First floor terrace & service apartment converted to office lobby & restaurant area Terrace floor 1. 25 % Terrace floor development in temporary shed is constructed as per bylaws2020	Lower ground floor 1. Area of office bobby increase 2. Commercial area converted in lobby & toilet 3. Commercial area converted from showroom to kiosk Upper ground floor 1. Area of office bobby increase 2. Hotel lobby converted in to showroom 3. Handicap toilet location change 4. Front side porch removed Back side porch constructed First floor 1. First floor terrace & service apartment converted to office lobby & restaurant area Terrace floor 1. 25 % Terrace floor development in temporary shed is constructed as per bylaws2020
9.	Any Other Changes	-	Mansion of above point	Mansion of above point	Mansion of above point

Architect:-

Reg. No. (Issued by CoA):-

Reg. No. (Issued by CTP, Raj.) :-

Signature Engineer:-

Registration No. RAJIArchitects/2021/11

Ar. Akshit Tholia
68, Janak Puri-1st, Imliwala Phatak
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