



**Mishra Garg
& Associates**
ARCHITECTS & PLANNERS

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

Date: 31-08-2022

COMPLETION CERTIFICATE

We hereby certify that the Residential Project: Okay PLUS Kanak Aangan, Situated at Plot No. A-12, Mahaveer Nagar, Tonk Road, Jaipur being developed by Okay PLUS Builders LLP having its Registered Office: Okay PLUS House, 72-A, Kiran Path, Suraj Nagar (West), Civil Lines, Jaipur:302006, Rajasthan, First Building Plan of the project were approved vide letter No.: JDA/DC/Zone-4/2019/D-1338, Dated: 03 July, 2019. And revised Building Plan of the project was approved vide letter No.: JDA/DC/Zone-4/2021/D-666 Dated: 15 April 2021.

We inspected this project along with Developer and Construction team at the aforementioned site is complete on 31 August 2022 in accordance with plans submitted along with this certificate.

We are submitting the following with the certificate

1. Check List for Completion Certificate as Annexure "A"
2. Copy of JDA Letter No. JDA/DC/Zone-4/2021/D-666 Dated: 15 April 2021.
3. Set of drawings for the Project: Okay PLUS Kanak Aangan
4. Certificate of undertaking for Earthquake Safety

Signature of Architect

Ar. Ashok Mishra
C-35, Shekhawati Enclave, Lajpath
Marg, C-Scheme, JAIPUR-302001
CA/91/13916
CTP RAJ./Architects/2021/10



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Checklist

Date: 31-08-2022

Subject: General Check List for I Completion Certificate / Occupancy Certificate.

1. Name of Plot Owner: **Smt. Manju Johari W/O Sh. O.P. Johari**
2. Ownership Details :-
 - Date Of Issue Of Lease Deed : **24 Dec.2012**
 - Type Of Plot : **Residential**
3. Name of Present Owner: **Smt. Manju Johari W/O Sh. O.P. Johari**
4. Use Of Plot (Land Use) As Per Lease Deed): **Residential**
5. Plot No./ Address Of Building/ Site :- **A-12,Mahaveer Nagar,Tonk Road, Jaipur**
6. Plot Area (As Per Approved Building Plan): **862.78 SQ. MTR.**
7. Approval Of Building Plan Vide Committee Meeting Dated: **06 April.2021**
8. Building Plan Approval As Per Building **Byelaws- 2013/2017/2020**
9. Date Of Release Of Approved Of Building Plan : **1st Approved Map Dt: 10.10.2013 Revised Approved Map Dt. 03.07.2019 & Final revised Approved Map Dt.:15.04.2021**
10. Inspection Report :
 - Date Of Start Of Construction : **30-04-2018**
 - Date Of Completion : **31-08-2022**
 - Date Of Site Inspection : **22-08-2022**

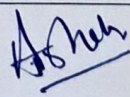
Following Parameters To Be Checked During Inspection For Completion Certificate:

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 (Sq.Mt)		862.78	862.78	862.78	862.78
2.	Width Of Road / Roads		12.00 Mt. (Front Road)	12.00 Mt. (Front Road)	12.00 Mt. (Front Road)	12.00 Mt. (Front Road)
3.	Direction / Facing Of Plot East / West/North/South/Other		SOUTH	SOUTH	SOUTH	SOUTH
4.	Set Backs	Direction				
	Front	South	9.14	9.14	9.14	9.14
	Rear	North	4.71	4.71	4.71	4.71

Ashok.

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	Side I	East	4.81	4.81	4.81	4.81
	Side II	West	4.77	4.77	4.77	4.77
5.	(i.)	Ground coverage –	311.22 (36.07%)	311.22 (36.07%)	311.22 (36.07%)	311.22 (36.07%)
	(ii.)	Basement floor/floors Stilt floor/podium if any	Basement Stilt Floor	Basement Stilt Floor	Basement Stilt Floor	Basement Stilt Floor
	(iii.)	Ramp (Slope)	N/A	N/A	N/A	N/A
	(IV.)	No. of staircase	01	01	01	01
		• Riser	.30	.30	.30	.30
		• Tread	.15	.15	.15	.15
		• Width	1.22	1.22	1.22	1.22
6.	(v.)	Lift elevator/escalator • No. of lift • Size of lift	1Nos.	1Nos.	1Nos.	1Nos.
	(i.)	Height (from plinth Level)	18.00	18.00	18.00	18.00
	(ii.)	No. of floor	07 Floors	07 Floors	07 Floors	07 Floors
	(iii)	Total of Height				
		Excluding parapet / Mumty/ lift Machine room/ any other Architectural element	18.00	18.00	18.00	18.00
		Including parapet / Mumty / lift Machine room/ any other Architectural element	25.75	25.75	25.75	25.75
7.	F.A.R./B.A.R. (As applicable Floor wise F.A.R./B.A.R.)		2409.97 (2.79)	2409.97 (2.79)	2409.97 (2.79)	2409.97 (2.79)
8.	Height of compound wall					
	No. of entry/exit & width		1 No. (3.64 Mtr. Each)	1 No. (3.64 Mtr. Each)	1 No. (3.64 Mtr. Each)	1 No. (3.64 Mtr. Each)
	Security room size		N/A	N/A	N/A	N/A
	Other services in setbacks		XMER & D.G.	XMER & D.G.	XMER & D.G.	XMER & D.G.


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B – Parking:

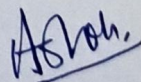
S.No	Details	Comments		Essentials	
1.	Total E.C.U Acquired	23	23	23	23
2.	Total No Of Car Parking	17	17	17	17
	• Basement I	N/A	N/A	N/A	N/A
	• Stilt	13	13	13	13
	• Open Area	04	04	04	04
	• Visitors	Provided	Provided	Provided	Provided
	• Mechanical Car Parking	N/A	N/A	N/A	N/A
	• Provision Of Car Lift	N/A	N/A	N/A	N/A
3.	Total Two Wheeler Parking	18	18	18	18

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
1.	Certificate For Fire Safety And Compliance Of UDH Order Dated 21.01.20 Fire Safety	N/A	N/A	N/A	N/A
2.	Certificate From Structural Engineer (Earthquake) Resistance	Submitted	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
1.	Rain water harvesting	Provided	Provided	Provided	Provided
2.	Waste water treatment/ recycling	N/A	N/A	N/A	N/A
3.	Provision of Sewerage Line and Sewerage Treatment Plant	N/A	N/A	N/A	N/A
4.	Provision of Solid Waste Management	N/A	N/A	N/A	N/A



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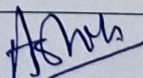
5.	Certificate for Environment Clearance (if applicable)	N/A	N/A	N/A	N/A
6.	Provision of Solar Panels/Solar Water Heater	Provided	Provided	Provided	Provided

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	86.27 (10.00%)	86.27 (10.00%)	86.27 (10.00%)	86.27 (10.00%)

F- General Parameters:

S.No	Details	Comments		Essential	
		As per approved Plan	As per Site	For Completion	For at the time of Utilization Certificate
1.	Cut-Outs/ Open to sky/Ducts	8.08	8.08	8.08	8.08
2.	Projections/Balconies etc. (Covered/ extended)	1.5 M	1.5 M	1.5 M	1.5 M
3.	Provision of Water Supply	Provided	Provided	Provided	Provided
4.	Provision of Power/Helical connectivity including transformer placement (if required)	Provided	Provided	Provided	Provided
5.	Site development including parking singes, pathway, street lighting	Provided	Provided	Provided	Provided
6.	Provisions for physically challenged persons	Provided	Provided	Provided	Provided
7.	Architectural finishing i.e. paint, false ceiling and interior finishing etc.	Paint / Tile	Paint / Tile	Paint / Tile	Paint / Tile


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8.	Internal changes / deviation if any	N/A	N/A	N/A	N/A
9.	Any other observation	N/A	N/A	N/A	N/A



Ar. Ashok Mishra

Reg.No.(issued by COA)- CA/91/13916

Reg. No.(issued by CTP. Raj.) – CTP/RAJ./Architects/2021/10

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सत्यमेव जयते

Government of Rajasthan

Town Planning Department

Office of the Chief Town Planner, J.L.N Marg, Opp. Birla Mandir,
Jaipur (302004), Rajasthan.

Certificate of Registration

(Under Rule no. 20 of Model Rajasthan (Urban Area)
Building Regulations, 2020)

Registration No.- CTP Raj. /Architect/ 2021/10

I hereby certify that Mr./Mrs. ASHOK MISHRA
is an Architect registered under Architect's Act, 1972 by the Council of
Architecture, New Delhi (CA/...91.../13916.) practicing and having
established office at..... C-35, SHEKHAWATI ENCLAVE, LAJPAT.....
MARG, C-SCHEME, JAIPUR.....
..... (Address) has been registered under
Rule no. 20 of Model Rajasthan (Urban Area) Building Regulations, 2020.
He/she is authorised to approve building plans for all land use/s having plot
area upto 2500 sq.mt. (height up to 18.0 mt. in Large Towns & up to 15.0 mt. in
Small and medium Towns) and to issue Completion Certificate & Occupancy
Certificate for buildings constructed after following due process adhering to
regulations of Model Rajasthan (Urban Area) Building Regulations, 2020.
This Registration No. CTP Raj. /Architect/ 2021/10 is issued under my
signature on date 23/06/2021 and is valid up to 22/06/2022.



23/06/2021
(R. K. Vijayvargia)
Chief Town Planner,
Rajasthan, Jaipur.

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

File No. TPR: 9354/Proj./E.O.I./Ashok Mishra/ 6639 .

Date:

Ashok Mishra,
C-35, Shekhawati Enclave,
Lajpat Marg, C-Scheme, Jaipur.

26 JUL 2022

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

Reference: - Your application date 26/05/2022.

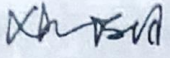
Dear,

In reference to your application dated 26/05/2022, for renewal of registration, issued vide CTP Raj. /Architect/ 2021/10 (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/ 2021/10 is hereby renewed and is valid till dated 22/06/2023 (Annexure-A of renewal chart enclosed).

Enclosed: As above.

R. K. Vijayvargia
(R. K. Vijayvargia)
Chief Town Planner,
Rajasthan, Jaipur.

Annexure-A

Name of Registered Architect:	Ashok Mishra	
CoA Registration no. :	CA/91/13916	
Registration no. (issued by CTP, Raj.):	CTP Raj. /Architect/ 2021/10	
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
आर.के. विजयवर्गीय मुख्य नगर नियोजक		