

Completion Certificate

I hereby certify that the building TARUCHAYA RESIDENCY -PLOT NO.- G-20 JDA SCH.-WEST WAY HEIGHTS, AT VILLAGE KESHOPURA,ASARPURA , BHANKROTA, JAIPUR (land details as per approved plans) developed by Taruchaya Colonizers Pvt Ltd. was personally inspected by me and based on the above facts, construction on site is complete in accordance with the approved building plans. Type of the building (Residential) is also in accordance with the approved plan. Hence the Completion Certificate is issued as per my best knowledge and information provided to me under my signature on

Date : 24.03.2023

Architect:- **KHUSHAL MATHUR**

Reg. No.:- (Issued by COA)
CA/2007/40651

Reg. No.:- (Issued by CTP, Raj.)
CTPRAJ/ARCHITECT/2021/45

KHUSHAL MATHUR
E-156, Sector-3, Chitrakoot, Jaipur
CA/2007/40651
CTP RAJ./Architect/2021/45

सेवा में,

श्रीमान उपायुक्त,
अतिरिक्त मुख्य नगर नियोजक
जयपुर विकास प्राधिकरण, जयपुर

विषय:—आवासीय भवन TARUCHAYA RESIDENCY -PLOT NO.- G-20 JDA SCH.-WEST
WAY HEIGHTS,AT VILLAGE KESHOPURA,ASARPURA , BHANKROTA, JAIPUR.

क्षेत्रफल 9296.23 sq mtr पूर्णता प्रमाण पत्र जमा करवाने बाबत।

उपरोक्तानुसार मैं खुशाल माथुर मॉडल राजस्थान (शहर क्षेत्र) भवन विनियम 2020 के बिन्दु संख्या 20 के तहत पंजीकृत वास्तुविद् हूँ मेरा पंजीयन क्रमांक CTP raj./architect/2021/45 है मेरे द्वारा आवासीय भवन TARUCHAYA RESIDENCY -PLOT NO.- G-20 JDA SCH.-WEST WAY HEIGHTS,AT VILLAGE KESHOPURA,ASARPURA , BHANKROTA, JAIPUR. क्षेत्रफल 9296.23 sq mtr पूर्णता प्रमाणपत्र जारी किये गये हैं प्रक्रियानुसार के निम्नलिखित दस्तावेज आपको प्रस्तुत किये जा रहे हैं:—

1. निर्धारित प्रारूप में चैक लिस्ट
2. पूर्णता प्रमाणपत्र
- 3- As Built Drawings


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भवदीय

(नाम मय हस्ताक्षर)
पंजीकृतवास्तुविद्

Check list for Completion Certificate

OF RESIDENTIAL BUILDING - TARUCHAYA RESIDENCY -PLOT NO.- G-20 JDA SCH.-WEST WAY HEIGHTS,AT VILLAGE KESHOPURA,ASARPURA , BHANKROTA, JAIPUR

Rera Regd. No.-RAJ/P/2017/032

1. Name of Plot DEVELOPER: - Taruchaya Colonizers Pvt Ltd.
2. Ownership detail:-
 - i) Date of issue of Lease Deed:-08.08.2016
 - ii) Type of plot:- RESIDENTIAL
3. Name of Present Owner:- Taruchaya Colonizers Pvt Ltd.
4. Use of Plot (as per Lease deed):- GROUP HOUSING
5. Plot No./Site address:- PLOT NO.- G-20 JDA SCH.-WEST WAY HEIGHTS,AT VILLAGE KESHOPURA,ASARPURA , BHANKROTA, JAIPUR
6. Plot Area (as per building approved plan):- 9296.23 SQ.MT.
7. Approval of Building Plan vide committee meeting date:-16.09.2016 / 06.06.2017
8. Building plan Approval as per Building By laws-2016
9. Date of Released of Approved building plan:- 18.09.2017(revision), (previous plan 26.10.2016)
10. Inspection Report:
 - i) Date of Start Construction:- 30.10.2016
 - ii) Date of Completion:- 24.03.2023
 - iii) Date of Site Inspection:- 21.03.2023

Following parameters to be checked during inspection for Completion Certificate:

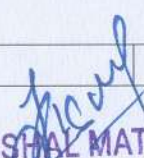
A-Technical Parameters:-						
S.	Details		Comments		Essentials	
			As per approval Plan SQ.MT.	As per Site SQ.MT.	For Completion	For at the time of Utilization Certificate
1.	Size of the plot (Sq.mt)		9296.23		9296.23	9296.23
2.	Width of Road		30 MT WIDE /24 MT WIDE	30 MT WIDE /24 MT WIDE	30 MT WIDE /24 MT WIDE	30 MT WIDE /24 MT WIDE
3.	Direction/Facing of Plot (East/West/North/South)		NORTH - 24 MT WIDE ROAD EAST - 30 MT WIDE ROAD SOUTH - OTHERS PLOT WEST - OTHERS PLOT	NORTH - 24 MT WIDE ROAD EAST - 30 MT WIDE ROAD SOUTH - OTHERS PLOT WEST - OTHERS PLOT	NORTH - 24 MT WIDE ROAD EAST - 30 MT WIDE ROAD SOUTH - OTHERS PLOT WEST - OTHERS PLOT	NORTH - 24 MT WIDE ROAD EAST - 30 MT WIDE ROAD SOUTH - OTHERS PLOT WEST - OTHERS PLOT
4.	Setback	Direction	MT.	MT.	MT.	MT.
	Front	North	15	15	15	15
	Side-I	East	15	15	15	15
	Side-II	West	13.03	13.03	13.03	13.03
	Rear	South	13.03	13.03	13.03	13.03
5.	(i)	Ground Coverage	25.84%	25.84%	25.84%	25.84%
	(ii)	Basement Floor /Floors/	ONE BASEMENT	ONE BASEMENT	ONE BASEMENT	ONE BASEMENT

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		Stilt Floor/Podium if any				
	(iii)	Ramp (Slop)	YES	YES	YES	YES
	(i v)	No. of Staircase - Riser - Tread - Width	07 RISER = 0.15 TREAD = 0.30 WIDTH = 1.22	07 RISER = 0.15 TREAD = 0.30 WIDTH = 1.22 AS APPROVED	07 RISER = 0.15 TREAD = 0.30 WIDTH = 1.22 AS APPROVED	07 RISER = 0.15 TREAD = 0.30 WIDTH = 1.22 AS APPROVED
	(v)	Lift/Elevator/Escalator - No. of Lift - Size of lift	09 1.90mtx1.94mt 03 2.82mtx1.94mt	09 1.90mtx1.94mt 03 2.82mtx1.94mt	Installed	Operational
6.	(i)	Height (from Plinth lvl.)	44.50 Mt.	44.50 Mt.	44.50 Mt.	44.50 Mt.
	(ii)	No. of floor	1 BASEMENT+GROUND + 14 FLOORS	1 BASEMENT+GROUND + 14 FLOORS	1 BASEMENT+GROUND + 14 FLOORS	1 BASEMENT+GROUND + 14 FLOORS
	(iii)	Total Height				
		Excluding Perapet/ Mummty/Lift Machin Room/Any other Architecture element	45 MT (INCLUDING PLINTH HEIGHT)	45 MT (INCLUDING PLINTH HEIGHT)	45 MT (INCLUDING PLINTH HEIGHT)	45 MT (INCLUDING PLINTH HEIGHT)
		Including Perapet/ Mummty/Lift Machin Room/Any other Architecture element	52.75 MT (INCLUDING PLINTH + STILT FLOOR HEIGHT+BUILDING HEIGHT+MACHINE ROOM)	52.75 MT (INCLUDING PLINTH + STILT FLOOR HEIGHT+BUILDING HEIGHT+MACHINE ROOM)	52.75 MT (INCLUDING PLINTH + STILT FLOOR HEIGHT+BUILDING HEIGHT+MACHINE ROOM)	52.75 MT (INCLUDING PLINTH + STILT FLOOR HEIGHT+BUILDING HEIGHT+MACHINE ROOM)
7.	FAR/BAR(as applicable Floor wise FAR/BAR)		TOTAL FAR 29236.95 SQ.MT	TOTAL FAR 29207.68 SQ.MT COMMERCIAL - 558.20 SQ.MT RESIDENTIAL -28649.48 SQ.MT.	TOTAL FAR 29207.68 SQ.MT COMMERCIAL - 558.20 SQ.MT RESIDENTIAL -28649.48 SQ.MT	TOTAL FAR 29207.68 SQ.MT COMMERCIAL - 558.20 SQ.MT RESIDENTIAL -28649.48 SQ.MT.
8.	Height of compound Wall		1.5 MT	1.5 MT	1.5 MT	1.5 MT
	No. of Entry /Exit & Width		ENTRY-5.83MT EXIT-4.35 MT	ENTRY-8.22MT EXIT-6.92 MT	ENTRY-8.22MT EXIT-6.92 MT	ENTRY-8.22MT EXIT-6.92 MT
	Security Room Size		NA	8 SQMT	8 SQMT	8 SQMT
	Other Services in setback		DG/TRANSFORMER	DG/TRANSFORMER	DG/TRANSFORMER	DG/TRANSFORMER

B-Parking Parameters:

S.	Detail	Comments	Essentials
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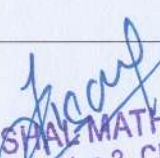
		As per approval Plan	As per Site	For Completion	For at the time of Utilization Certificate
1.	Total PARKING acquired	CAR - 393 SCOOTER - 340	CAR - 395 SCOOTER - 334	CAR - 395 SCOOTER - 334	CAR - 395 SCOOTER - 334
2.	Total No. of Car parking				
	Basement	217	217	217	217
	Stilt	NA	NA	NA	NA
	Open Area	176	178	178	178
	Visitors	98.28	98.38	98.38	98.38
	Mechanical Car parking	NA	NA	NA	NA
	Provision of car lift	NA	NA	NA	NA
3.	Two Wheeler Parking				
	Basement	273	273	273	273
	Open Area	67	61	61	61

C-Safety Parameters(Fire & Structure)

S. No.	Detail	Comments		Essentials	
		As per approval 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	REQUIRED	Installed	Installed YES	Operational YES APPLIED FOR FIRE NOC
2.	Certification from structural engineer (earthquake resistant)	REQUIRED	CERTIFICATE ATTACHED	CERTIFICATE ATTACHED	CERTIFICATE ATTACHED

D-Environmental Parameters

S. No.	Detail	Comments		Essentials Ist	
		As per approval Plan	As per Site	For Completion	For at the time of Utilization Certificate
1	Rain water Harvesting	REQUIRED 1	AVAILABLE 5	Installed YES	Operational YES
2	Waste water Recycling	REQUIRED STP	STP	Installed YES	Operational YES
3	Provision of Sewerage Line & Sewerage Treatment Plant	REQUIRED STP	STP	Installed YES	Operational YES
4	Provision of solid waste Management	REQUIRED	AVAILABLE	Installed YES	Operational YES


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5	Certificate for Environment Clearance (if required)	REQUIRED	CERTIFICATE ATTACHED	CERTIFICATE ATTACHED	CERTIFICATE ATTACHED
6	Provision of Solar Panel/Solar Water heater	YES	YES	Installed YES	Operational YES

E-GREEN Parameters:-

s . N o .	Details	Comments		Essentials Ist	
		As per approval Plan	As per Site	For Completion	For at the time of Utilization Certificate
1.	Plantation & Green Area And Park/Landscaping	REQUIRED YES 1609.40 SQ.MT.	PROVIDED YES 1672.77 SQ.MT.	PROVIDED YES 1672.77 SQ.MT.	PROVIDED YES 1672.77 SQ.MT.

F-General Parameters:-

s . N o .	Details	Comments		Essentials Ist	
		As per approval Plan	As per Site	For Completion	For at the time of Utilization Certificate
1.	Cut-Outs/Open to sky/Ducts	AS APPROVED	AS APPROVED	AS APPROVED	AS APPROVED
2.	Projections/ Balconies etc. Covered/Extended	AS APPROVED	AS APPROVED AS BUILT DRAWINGS ATTACHED	AS APPROVED AS BUILT DRAWINGS ATTACHED	AS APPROVED AS BUILT DRAWINGS ATTACHED
3.	Provision of Water Supply	YES	YES	TUBEWELL	TUBEWELL
4.	Provision of Power/ Electrical connectivity including transformer placement (if required)	TRANSFORMER INSTALLED	TRANSFORMER INSTALLED	TRANSFORMER INSTALLED	TRANSFORMER INSTALLED
5	Site development including parking sinages, pathway,street lighting	YES	YES	INSTALLED YES	OPERATOINAL YES
6	Provisions for physically challenged person	YES	YES	INSTALLED YES	OPERATOINAL YES
7	Architecture building finishing i.e. paint, false ceiling & internal finishing			BUILDING PAINT/RAILING /GLASS WORK INTERNAL FINISHING WORK IN PROCESS	ONGOING
8	Internal changes/ deviation if any			AS BUILT DRAWINGS ATTACHED	SMALL INTERNAL CHANGES DONE AS PER THE PROVISION OF BUILDING BYELAWS

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