



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/ 2021/18

I hereby certify that Mr./Mrs. SHYAM...THAKKAR.....
is an Architect registered under Architect's Act, 1972 by the Council of
Architecture, New Delhi (CA/2005...35803) practicing and having
established office at.....PLOT NO. 278, VISHWAKARMA NAGAR,.....
MAHARANI FARMS, DURGAPURA, JAIPUR (RAJ.).....
..... (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/ 2021/18 is issued under my
signature on date 20/07/2021 and is valid up to 19/07/2022.



R. K. Vijayargia 20/07/2021
(R. K. Vijayargia)
Chief Town Planner,
Rajasthan, Jaipur.

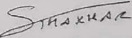
Completion Certificate

I hereby certify that the Residential Building named **Krishna Paradise Housing Scheme under CM Jan Awas Yojna -2015 under provision 3A (Affordable housing scheme for all) over Plot no.(Khasra No.) 151, Gram Kunhari, Kota, Raj. owned by M/s Krishna Builders & Developers C/o Mr. Anil Sharma & Mr. Bhupendra Suman, Plot No 39 (189), Main Road, Bajrang Nagar, Police lines, Kota** was personally inspected by me and based on above facts, construction on site is complete in accordance with the approved building plans and under the guidelines of unified building Bye Laws (2010). They have completed the construction till 9th floor, but in 10th floor there were total 55 units out of which They have constructed 17 units only. Now they will not construct the balance 38 units in future. Hence the Completion certificate is issued under my signature on

(Date) **16-Nov-2021**

Note: Any dues and fees for obtaining the Completion Certificate to be deposited in the concerned urban local authority by the developer.

Attachment: Checklist as prescribed


Ar. Shyam Thakkar
Plot No.-278, Vishwakarma
Nagar, Maharani Farms
Dargapura, Jaipur (Raj.)302018
CA/2005/35803
CTP RAJ./Architect/2021/18

Architect: Ar. Shyam Thakkar
Registration No. : CA/2005/3580



Check List for Completion of Multistoried Buildings

Applicant Name: M/S Krishna Builders & Developers C/o Mr. Anil Sharma & Mr. Bhupendra Suman , Plot No 39 (189), Main Road, Bajrang Nagar, Police Lines, Kota

Architect Name & Registration No.: Ar. Shyam Thakkar, CA/2005/35803

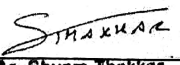
Address (Proposed Building): Krishna Paradise Housing Scheme under CM Jan Awas Yojna-2015 under provision 3A (Affordable Housing Scheme for all) over Plot No. (Khasra No.) 151, Gram Kunhadi, Kota, Raj.

Area (Sq.mt.): 7000 sq.mt.
Less for Road : 795.56 sq.mt.
Net Area : 6204.44 sq.mt.

Details of Building Plan Approval: Building plans approval UIT, Kota
Letter No : F-7/DTP/2018/682-92 of 06.04.2018 (Upto 8th Floor) and Architect P.N. Bhargava letter No: PNB/BPA/20-21/01 dated 16.10.2020 (9th & 10th Floor)

PROJECT DETAILS

S.No.	Details	Comments	
1	Size of Plot	As per Approval	Available on site
		6204.44	6204.44
2	Setbacks	As per Approval	Available on site
	Front	15.01 M	15.01 M
	Side I	6.00 M	6.00 M
	Side II	6.00 M	6.00 M
	Rear	6.00 M	6.00 M
3	Ground Coverage	As per Approval	Available on site
		42.19%	42.19%
4	Basement (if Approved)		
	(I) Ramp (Slope /Width)	1:8, 2.70 M	1:8, 2.70 M
	(II) Staircase	1.2 M WIDE	1.2 M WIDE
	(III) Setbacks	As per Approval	Available on site
	Front	7.60 M	7.60 M
	Side I	7.80 M	7.80 M
	Side II	6.10 – 8.40 M	6.10 – 8.40 M
	Rear	6.10 – 8.40 M	6.10 – 8.40 M
	(IV) Any Other Observations		
5	Height & No. of Floors	As per Approval	Available on site
		01B+Stilt+10 th floor	01B+Stilt+10 th floor
		34.25 M	34.25 M
6	B.A.R	As per Approval	Available on site
		25823.28 sq.mt.	24,236.99 sq.mt. 3.91


Ar. Shyam Thakkar
 Plot No.-278, Vishwakarma
 Nagar, Maharani Farms
 Dargapura, Jaipur (Raj.) 302018
 CA/2005/35803
 CTP RAJ./Architect/2021/18

7	Parking	As per Approval	Available on site
		As required for EWS & LIG	As required for EWS & LIG
8	Cut Outs / Open to Sky / Ducts	As per Approval	Available on site
		As Approved	As Approved
9	Projections / Balconies etc. (Covered / Extended)	As per Approval	Available on site
		As Approved	As Approved
10	Certification for Fire Safety (Final)	Required	To be provided before Occupancy certificate
11	Airport NOC (if required)	Not Required	Not Required
12	Environment Clearance (If Required)	Required	Clearance taken
13	Certification from structural engineer (Earthquake Resistant)	Required	Attached
14	Plantation On site	-----	Provided
15	Rain water Harvesting	Required	Provided
16	Waste water recycling	-----	Provided
17	Sewerage Treatment Plant	Sewerage Treatment Plant	Sewerage Treatment Plant provided
18	Provision of Solid waste Disposal	-----	Provided
19	Provision of Solar panels / Solar water Heaters	xx----	Provided
20	Provisions of Physically challenged Persons	Required	Provided
21	Internal change / Deviations if any	xx----	Not applicable
22	Any other observations	-	-

Notes:

1. Matters related to the land title and its related issues are not looked into.

S. THAKKAR
Ar. Shyam Thakkar
 Plot No.-278, Vishwakarma
 Nager, Maharani Farms
 Dargapura, Jalpur (Raj.)302018
 CA/3005/35803
 CTP RAJ./Architect/2021/18



राजस्थान RAJASTHAN

AFFIDAVIT

BH 038531

18 AUG 2022

Affidavit cum Declaration of Vikas Chauhan Son of Shri Narayan Singh Chauhan, duly authorized by the Promoter of the proposed project: "Krishna Paradise"

I, Vikas Chauhan Son of Shri Narayan Singh Chauhan aged 42 R/o 1-H-37, Mahaveer Nagar Ext., Kota -324009 duly authorized by the Promoter of the proposed project do hereby solemnly declare, undertake and state as under That our Project "Krishna Paradise" Situated at Khasra no. 151, Village Kunhari, Kota, State - Rajasthan - 324008 is a Group housing project.

Initially we had obtained construction permission from UIT, Kota till 8th Floor dated 06.04.2018, Afterwards we obtained further construction permission from Empaneled Architect till 10th Floor dated 16.10.2020.

We have completed the construction till 9th floor, but in 10th floor there were total 55 units out of which we had constructed 17 units only. Now we will not construct the balance 38 units in future.

We have also obtained the Completion Certificate of the constructed units from Empaneled Architect dated 16.11.2021.

That if any contradiction arises in future, the promoter will be responsible for it.



Deponent

1. What is the purpose of the study?
2. What are the research objectives?
3. What is the scope of the study?
4. What are the limitations of the study?
5. What are the conclusions of the study?

Done
O. Clarke

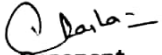
कायस्थ
क्रमांक 146
श्री विष्णु शंकर शर्मा
पुत्र श्री श्री 1. म. उ. म. शर्मा
निवासी 1. म. उ. म. शर्मा
ने मेरे समक्ष शपथ पत्र पेश कर शपथ
के समस्त तथ्यों का सही होना स्वीकार किया
एवं मेरे समक्ष हस्ताक्षर/अंगूठा निशानी की
जिसकी पहचान श्री दिनकर कुमार शर्मा
ने की

113 (राज कुमार)
नोटेरी (सेन्ट्रल) लाहौर कैंटा (राज)
FIAR
1.9.2022

Verification

I Vikas Chauhan Son of Shri Narayan Singh Chauhan aged 42 R/o 1-H-37, Mahaveer Nagar Extn, Kota-324009, do hereby verify that the contents in para No. 1 to 3 of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom.

Verified by me at Kota on this 31st day of August, 2022.


Deponent

