

Occupancy Certificate

(As per Rule no.17 of Model Rajasthan (Urban Area) Building Regulation, 2020)

I do here by certify that the **Charan Sparsh** situated at **Plot no- 142 to 146 Aashirwad city, Khasra No 1352,1353 , Village- Beawar , Mill Road, Aashirwad City, Edward Mill Compound , Ajmer – 305901** developed by **Chhaged Buildwell Pvt Ltd** for which completion certificate was issued by **Ar. Anuj Mathur- CA/91/13666, CTP Raj./Architect/2021/74** has been inspected by me, the building constructed is as per approved maps & is as per prevailing building byelaws.

It is certified that essential facilities are mentioned at Rule no. 17.1 of Model Rajasthan (Urban Area) Building Regulation, 2020 such as connections for *Water Supply, Electricity and Sewerage Disposal etc. (in case there is no sewer line then septic tank or STP has been constructed)* has been obtained and found functional on site thus the building is complete for occupancy.

Hence, the Occupancy Certificate is issued under my signature on **24-12-2024**

Architect:- ANUJ MATHUR


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CA/91/13666

Reg. No. (Issued by CoA):- CA/91/13666


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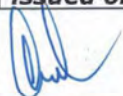
Reg. No. (Issued by CTP, Raj.): -CTP/Raj./Architect/2021/74

Check List for Occupancy Certificate

Basic Details of the Project		
Name of Developer/Promoter	Chhajed Buildwell Pvt Ltd	
Address of Developer/Promoter	Khasra No 1039 Village FatehpuriyaII & Khasra No 1352,1353 Village Noondri Medratan, Aashirwad City, Mill Road, Ward No. 6, Beawar, Ajmer - 305901	
Name of the Project	Charan Sparsh	
RERA Registration No.	RAJ/P/2018/597	
Address of the Project (Plot no./Khasra no.)	Plot no- 142 to 146 Aashirwad city, Khasra No 1352,1353 , Village- Beawar , Mill Road, Aashirwad City, Edward Mill Compound , Ajmer - 305901	
Plot Area (Sq.mts.) (As per Approved Building Plan)	5371.36	
Width of Front Road	24.00 Mts	
Land use of Plot as per Lease deed	Aabadi (Residential)	Date of issue of Lease Deed: For Aabadi land Sayunktikaran Order no. 17-18/16349 issued on 18-12-2017 by Karyalaya Nagar Parishad Beawar
Use of Approved Building Plans (Multi-dwelling Unit/Resi. Flats/Group Housing/ Studio/Row Houses/CMJAY-1A/3A/3B/3C/Hotel/Resort/Mall/Commercial Complex/Offices/School/College/Hospital/etc.)	Chief Minister's Jan Awas Yojana 2015 Provision 3A	
Building Plans approving Authority	Karyalaya Nagar Parishad Beawar	
Latest Building Plans Release date	29-12-2017	
Building Plans Validity Date	Valid till 29-12-2024	
Building Plan Approval as per Building Byelaws (2000/2010/2017/2020/any other)	Building Byelaws 2010	
Architect of the Project & COA no.	Name : Ar. Ashok Malhotra COA No. : CA/88/11503	
Structural Engineer of the Project	Name : Er. Manish Gupta Registration No. : 06/036177	

Completion Certificate issued by	Ar. Anuj Mathur- CA/91/13666, CTP Raj./Architect/2021/74
Completion Certificate issued on	24-12-2024
Completion Certificate deposited in Local Authority on	Promoter will submit both CC & OC with local authority as the both certificates are issued on same date.


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Site Inspection Report					
A-Technical Parameters of Building Blocks:					
S. No.	Details		As per Latest Approved Building Plans	As per Site	Comments (if any)
1	Setbacks	Direction			
	Front	North	15.0 mts	15.0 mts	N/A
	Side I	East	6.0 mts	6.0 mts	N/A
	Side II	South	6.0 mts	6.0 mts	N/A
	Rear	West	6.0 mts	6.0 mts	N/A
2	Ground Coverage		1728.52 Sq.mts	1728.52 Sq.mts	N/A
3	Gross Built-up Area (Sq.mts)		15075.41	15075.41	N/A
4	F.A.R./B.A.R (Sq.mts & Ratio)		18128.34 / 5371.36 = 3.375	18128.34 / 5371.36 = 3.375	N/A
5	Total No. of Floors (Basement, Stilt, above floors, service floor, etc.)		G+8	G+8	N/A
6	Total Height of Building (In mts.)		31.70 mts	31.70 mts	Total Height: 31.70 mts = Plinth: 0.50 mts + Ground/First to Terrace: 26.10 mts + Mumty: 5.10 mts
i)	Plinth		0.50 mts	0.50 mts	N/A
ii)	Stilt/Podium		N/A	N/A	N/A
iii)	Ground/First to Terrace		26.10 mts	26.10 mts	N/A
iv)	Parapet/Mumty/Lift Machine Room/any other architectural element		5.10 mts	5.10 mts	N/A
7	No. of Blocks/Towers		02	02	N/A
8	Total No. of Units (Flats/Shops/Showrooms etc.)		326	326	230 LIG Flats, 90 EWS Flats, 06 Shops
9	Commercial Area (in case of Group housing/ Flatted Development project)		301.50 Sq.mts	82.28 Sq.mts	06 Shops

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10	Community Facilities area (Club, community hall, Society office, Swimming pool etc.)	75.42 Sq.mts	75.42 Sq.mts	Community Hall, Society Office
11	Refuge area (if any)	N/A	N/A	N/A
12	Total No. of Staircases	04	04	N/A
i)	No. of Open Fire stair case	02	02	N/A
ii)	No. of Pressurized Fire Stair case			
13	No. of Lifts	04 + 02 = 06	04 + 02 = 06	N/A
	Size of Lifts	1.87M x 2.55M, 1.87M x 1.87M, 1.87M x 2.55M, 1.87M x 1.87M, 2.55M x 1.90M, 1.90M x 1.90M	1.87M x 2.55M, 1.87M x 1.87M, 1.87M x 2.55M, 1.87M x 1.87M, 2.55M x 1.90M, 1.90M x 1.90M	N/A
14	No. of Escalators	N/A	N/A	N/A
15	Provision for Physically Challenged Persons • Ramp • Toilet • Car Parking • Lifts	N/A	N/A	N/A
16	Cut-Out/Open to Sky/Shafts	44.00 Sq.mts	44.00 Sq.mts	N/A
17	Projections/Balconies etc. (Covered/extended)	1.05 M	1.05 M	N/A
18	Porch (if any)	N/A	N/A	N/A

B- Parking Parameters:

S. No.	Details	As per Latest Approved Building Plans	As per Site	Comments (if any)
1	Total E.C.U Required	550 Scooters + 02 Cars	550 Scooters + 02 Cars	N/A
2	Total No. of Car parking	02 Cars	02 Cars	N/A
i)	Surface Parking	550 Scooters + 02 Cars	550 Scooters + 02 Cars	N/A
ii)	Mechanical Car Parking	N/A	N/A	N/A
iii)	• Basement (I,II,III,...)	N/A	N/A	N/A

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	• Stilt	N/A	N/A	N/A
	• Open Area	N/A	N/A	N/A
3	Two-Wheeler Parking	550 Scooters	550 Scooters	N/A
4	Bus Parking	N/A	N/A	N/A
5	Visitors Parking	N/A	N/A	N/A
6	EV Charging Facility Car parks	N/A	N/A	N/A
7	Ramp (for parking floors) • Width • Slope	N/A	N/A	N/A
8	Provision of Car Lift	N/A	N/A	N/A

C- Outer Development Parameters:				
S. No.	Details	As per Latest Approved Building Plans	As per Site	Comments (if any)
1	Green & Plantation			
i)	Total Green Area (Sq.mts)	1038.95	1038.95	N/A
ii)	Surface Green Area (Sq.mts)	N/A	N/A	N/A
iii)	Podium Green Area (Sq.mts)	N/A	N/A	N/A
iv)	Plantation Corridor (If any)	N/A	N/A	N/A
v)	Tree Plantation (As per Norms)	N/A	N/A	N/A
2	Approved Services in the Project (STP, WTP, Under Ground Water Tank, Pump room, Panel Room, etc.)	Yes Provided	Yes Provided	STP Provided, UG Water Tank Provided, Pump Room Provided, Panel Room Provided
3	Driveways for Fire tender Movement/Parking, etc.	Yes Provided	Yes Provided	N/A
4	No. of Entry/Exit & Width	02 3.6 M	02 3.6 M	N/A
5	No. of Security Rooms & Size	01 & 2.5 M X 2.5 M	01 & 2.5 M X 2.5 M	N/A
6	Height of Compound wall (As per Norms)	2.0 M	2.0 M	N/A

D- Provisions of Affordable Housing Policy/CMJAY Policy:
Applicable only in case of Group Housing Projects having area more than 5000 Sq.mts.

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EWS/LIG units provided on Main plot/Split Location			Main Plot (CMJAY 3A)	
<i>In case, EWS/LIG unit provided on Split Location</i>				
Address of Split Location				
S. No.	Details	As per Latest Approval	As per Site	Comments (if any)
1	No. of EWS units	90 Units	90 Units	N/A
2	No. of LIG units	230 Units	230 Units	N/A
3	Total Carpet Area Provided (Sq. mts)	11254.20	11254.20	N/A
4	Total SBUA Area Provided (Sq. mts)	15007.43	15007.43	N/A
5	Parking of EWS/LIG Units	550 Scooters	550 Scooters	EWS : 90 Scooters, LIG: 460 Scooters
6	Completion time of EWS/LIG units	07 Years from 29-12-2017	Completed before 24-12-2024	N/A

E- Development Work of Building Blocks (for Occupancy Certificate)				
S. No.	Development Works	Work to be Completed at the time of CC (in percentage)	Work done on in Project (Mark "YES")	Comments (if any)
1	Civil construction work of Super structure	100%	Yes	N/A
2	Internal & External Plaster and Paint work	100%	Yes	N/A
3	Door and window/ Structural Glazing work	100%	Yes	N/A
4	Flooring Work	100%	Yes	N/A
5	Balconies and railing work	100%	Yes	N/A
6	Installation of Sanitary and Plumbing Fittings	100%	Yes	N/A
7	Installation of Electrical Fittings	100%	Yes	N/A
8	Community Facilities	100%	Yes	Community Hall, Society Office


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	(Club, community hall, Society office, Swimming pool, shops etc.)			
9	Development works of Common areas (Lobbies/Corridors/Staircase/Lift well/Terraces/Ramp/etc.)	100%	Yes	N/A
10	Installation of Lifts/Escalators	100%	Yes	N/A
11	Covered Parking Areas & Mech. Parking (Basement/Stilt/etc.)	100%	N/A	N/A
12	Elevational Work	100%	Yes	N/A
13	Overhead and Underground Water Tanks	100%	Yes	N/A
14	HVAC works	100%	N/A	N/A
15	Provision for Physically Challenged Persons	100%	N/A	N/A
16	Installation of Fire Safety Equipment's	100%	Yes	Fire NOC obtained on 24-12-2024
17	Status of EWS/LIG units	100%	Yes	N/A

F- Outer Development Works and Services of the Project (for Occupancy Certificate)				
S. No.	Development Works	Work to be Completed at the time of CC (in percentage)	Work done on in Project (Mark "YES")	Comments (if any)
1	Compound wall	100%	Yes	N/A
2	Entry & Exit Gates/Guard Rooms	100%	Yes	N/A
3	Driveways & Pathways	100%	Yes	N/A
4	Open Parking Areas	100%	Yes	N/A
5	Meter Room/Pump Room etc.	100%	Yes	N/A
6	Electrical Work/Light poles etc.	100%	Yes	N/A
7	Water Supply lines/UG Tank	100%	Yes	N/A
8	Storm Water Drains	100%	Yes	N/A
9	Construction of Rain Water Harvesting Structure	100%	Yes	N/A

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10	Structure of Waste water Treatment/Recycling Plant	100%	Yes	N/A
11	Laying of Sewerage line and Construction of Sewerage Treatment Plant (STP)	100%	Yes	N/A
12	Any other work	100%	N/A	N/A

G- Installation Works (for Occupancy Certificate)				
S. No.	Development Works	Work to be Completed at the time of OC (in percentage)	Work done on in Project (Mark "YES")	Comments (if any)
1	Development of Green and Landscape areas	100%	Yes	N/A
2	Tree Plantation (As per Norms)	100%	Yes	N/A
3	Installation of Transformer/ DG set/ Meters/ Electrical Connection	100%	Yes	N/A
4	Water Supply Connection/Boring	100%	Yes	N/A
5	Installation of Machinery of WTP	100%	N/A	N/A
6	Installation of Machinery of STP	100%	Yes	N/A
7	Installation of equipment's for Solid Waste Management	100%	N/A	N/A
8	Installation of Solar Panels/ ~~Solar Water Heater~~	100%	Yes	N/A
9	Installation of Gas Bank & Pipe lines (If applicable)	100%	N/A	N/A

H- NOC's/Certifications Required			
S. No.	Type of NOC/Certification	Applicable/ Not Applicable	Obtained
1	Structural Certificate	Applicable	Obtained
2	Fire NOC	Applicable	Obtained on 24-12-2024
3	Environmental NOC (as applicable)	Not Applicable	N/A
	• Environmental Clearance	Not Applicable	N/A

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	• Consent to Establish	Not Applicable	N/A
	• Consent to Operate	Not Applicable	N/A
4	Green Building Certification (LEED/IGBC/GRIHA/ASSOCHAM GEM)	Not Applicable	N/A
5	Any other (as applicable)	Not Applicable	N/A

Occupancy Fee (To be deposited in Local Authority)

Gross-Built up area of the completed Part 15075.41 sq. meters @ ₹ 05.00 per sq. meters
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Total Amount: ₹ 75,378.00/-

(In words: Rupees Seventy Five Thousand Three Hundred and Seventy Eight Only)

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For-Chhajer Buildwell (P) Ltd.

Shantilal Jain
Director

(Seal & Signature of Architect)

Date: **24-12-2024**

Name of Architect: **Anuj Mathur**

Reg. No (Issued by COA): **CA/91/13666**

Reg. No (Issued by CTP RAJ.): **CTP/Raj./Architect/2021/74**

Renewal date of Reg. No. CTP RAJ.: **17-02-2025**

(Seal & Signature of Developer)

Date: **24-12-2024**

For:- **Chhajer Buildwell Pvt Ltd**

Shantilal Jain

(Director / Authorized Signatory)

Note-

1. Occupancy Certificate must be issued after confirmation of Construction of Building as per Latest approved Building Plans of the Project. Parameters approved in Building plans and available on site must be filled in the concerning columns.
2. Empaneled Architect must ensure all applicable provisions as per building byelaws and other related Norms complied in the Project.
3. Empaneled Architect must ensure that all the Development works of the Building blocks as mentioned in Table "E" and Outer Development Works as mentioned in Table "F" must be completed 100% and accordingly Status of development work shall be filled as "YES" in the concerning columns before issuing Occupancy Certificate.
4. Empaneled Architect must ensure that all the NOC's and Certification (as applicable) must be obtained before issuing of Occupancy Certificate.
5. If any provision is not required as per Latest approved Building Plan and Norms then write 'NA' for Not applicable in the concerning columns.
6. If there are deviations on site from latest approved Building Plans, then Revised maps needs to be approved from the Competent Authority before issuing of Occupancy Certificate. Building plans need not to be revised if there are Deviations like Elevational treatment, Minor changes in structural elements which do not disturb the parking placements, Common areas, allotted units and by such internal changes and GBUA and FAR/BAR of the project are not changed.
7. Cross-signatures/Self-attestation are required to be done on every page of the Checklist.
8. If the Technical parameters of the project (as per Table A, B, C & D) are not as per Latest approved Building Plans, any of the Development works (as per Table E, F & G) are not completed in all respect i.e. 100% and all the NOC's and Certification (as applicable) are not obtained, then, Occupancy Certificate shall not be issued, otherwise such Occupancy Certificate will be treated as Invalid.
9. If Occupancy Certificate is issued on the basis of wrong facts, then, Govt. may cancel the registration/ empanelment and take necessary action against the Architect and Occupancy Certificate will be considered as invalid.
10. If for any reasons, Occupancy Certificate becomes Invalid, then, fee deposited for CC shall be forfeited and will not be adjusted/refunded in future.

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