



**Mishra Garg
& Associates**
ARCHITECTS & PLANNERS

C-35, Lajpat Marg, C-Scheme, Jaipur
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Occupancy Certificate

I do hereby certify that the Residential building **Trimurty's Valeria** situated at **Plot No. F-140, Azad Marg, C-Scheme, Jaipur** (As/land documents owned/developed by **M/s Trimurty Landcon (India) Pvt. Ltd.**, for which completion certificate was issued by **Ar. Ashok Mishra** wide Empanelment No. **CTP/RAJ./Architects/2021/10** (Name and registration no. of Empanelled Architect) has been inspected by me. It is certified that authorized connections for water supply, Electricity and Sewage Disposal has been obtained and found functional on site. It is certified that the building is complete for Occupancy. Hence the occupancy certificate is issued under my signature on **19-12-2024**.

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

Seal and Signature

Name of Architect: Ashok Mishra

Reg. No (Issued by COA):- C.A./91/13916

Reg. No (Issued by CTP RAJ):- CTP/RAJ./Architects/2021/10

Renewal date of Reg. No. CTP RAJ: - 10.10.2024



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Date-19/12/2024

Check List for Occupancy Certificate

Basic Details of the Project		
Name of Developer/Promoter	Trimurty Landcon India Pvt. Ltd.	
Address of Developer/Promoter	601, G-8, Geeta Enclave, Vinoba Marg, C-Scheme, Jaipur	
Name of the Project	Trimurty's Valeria	
RERA Registration No.	RAJ/P/2022/1926	
Address of the Project (Plot no./Khasra no.)	Plot No. F-140, Azad Marg, C-Scheme, Jaipur	
Plot Area (Sq.mts.) (As per Approved Building Plan)	825.00 SQ. YDS./ 689.80 SQ. MT.	
Width of Front Road	64 Feet Wide	
Land use of Plot as per Lease deed	Residential	Date of issue of Lease Deed: 24.06.1960
Use of Approved Building Plans (Multi-dwelling Unit/Resi. Flats/Group Housing/ Studio/Row Houses/CMJAY- 1A/3A/3B/3C/Hotel/Resort/Mall/Co mmercial Complex/Offices/School/College/Hos pital/etc.)	Multi-dwelling Unit	
Building Plans approving Authority	Approved by Architect	
Latest Building Plans Release date	16.03.2022	
Building Plans Validity Date	7 years from date of issued as per Byelaws 2020	
Building Plan Approval as per Building Byelaws (2000/2010/2017/2 020/any other)	2020	
Architect of the Project & COA no.	Ar. Ashok Mishra CA/91/13916	
Structural Engineer of the Project	MANISH GUPTA (SG STRUCTURE)	
Completion Certificate issued by	Ar. Ashok Mishra	
Completion Certificate issued on	18.10.2024	
Completion Certificate deposited on local authority on	12.11.2024	

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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	West	6.10 MT.	6.10 MT.	
	Side I	South	6.10 MT.	6.10 MT.	
	Side II	North	3.77 MT.	3.77 MT.	
	Rear	East	3.77 MT.	3.77 MT.	
2	Ground Coverage		261.92 SQ.MTR. (37.97%)	261.92 SQ.MTR. (37.97%)	
3	Gross Built-up Area (Sq.mts)		2767.39 SQ.MTR.	2767.39 SQ.MTR.	
4	F.A.R./B.A.R(Sq.mts Ratio)		2454.96 SQ.MTR.	2454.96 SQ.MTR.	
5	Total No. of Floors (Basements, Stilt, above floors, service floor, etc.)		Basement+Stilt + 6 Floors	Basement+Stilt + 6 Floors	
6	Total Height of Buildings (In mts)		18.00 MTR.	18.00 MTR.	
(i)	Plinth		0.60 MTR.	0.60 MTR.	
(ii)	Stilt/Podium		2.50 MTR.	2.50 MTR.	
(iii)	Ground/First to Terrace		18.00 MTR.	18.00 MTR.	
(iv)	Parapet/Mumty/Lift Machine Room/any other architectural element		7.75 MTR.	7.75 MTR.	
7	No. of Blocks/Towers		1	1	
8	Total No. of Units (Flats/Shops/Showrooms etc.)		12	12	
9	Commercial Area (in case of Group housing/flatted Development project)		N.A.	N.A.	
10	Community Facilities area (Club, community hall, Society office, Swimming pool etc.)		121.09 SQ.MTR.	121.09 SQ.MTR.	
11	Refuge area (if any)		N.A.	N.A.	
12	Total No. of Staircases		1	1	
(i)	No. of Open Fire stair case		N.A.	N.A.	
(ii)	No. of Pressurized Fire Stair case				
13	No. of Lifts Size of Lift		2	2	
14	No. of Escalators		N.A.	N.A.	
15	Provision for Physically Challenged Persons • Ramp		AS/NORMS	AS/NORMS	


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	• Toilet • Car Parking • Lifts			
16	Cut-Out/Open to sky/Shafts	AS/NORMS	AS/NORMS	
17	Projections/Balconies etc	AS/NORMS	AS/NORMS	
18	Porch (if any)	NA	NA	

B-Parking Parameters :				
S. No.	Details	As per Latest Approved Buildings Plans	As per Site	Comments (if any)
1	Total E.C.U. Required	21.34 E.C.U.	22.33 E.C.U.	
2	Total No. of Car Parking	17 CAR	17 CAR	
(i)	Surface Parking	17 CAR	17 CAR	
(ii)	Mechanical Car Parking	NA	NA	
(iii)	• Basement (I,II,III,.....)	NA	NA	
	• Stilt	NA	NA	
	• Open Area	NA	NA	
3	Two-Wheeler Parking	16 SCOOTER	16 SCOOTER	
4	Bus Parking	NA	NA	
5	Visitors Parking	NA	NA	
6	EV Charging Facility Car parks	AS/NORMS	AS/NORMS	
7	Ramp (for parking floors) • Width • Slope	NA	NA	
8	Provision of Car Lift	NA	NA	

C-Outer Development Parameters :				
S. No.	Details	As per Latest Approved Buildings Plans	As per Site	Comments (if any)
1	Green & Plantation	NA	NA	
(i)	Total Green Area (Sq. mts)	NA	NA	
(ii)	Surface Green Area (sq. mts)	NA	NA	
(iii)	Podium Green Area (sq. mts)	NA	NA	
(iv)	Plantation Corridor (if any)	NA	NA	
(v)	Tree Plantation (As per Norms)	AS/NORMS	AS/NORMS	
2	Approved Services in the Project (STP, WTR, Under Ground Water Tank, Pump room, Panel Room Norms)	NA	NA	
3	Driveways for Fire tender Movement/Parking, etc.	NA	NA	
4	No. of Security Rooms & Size	NA	NA	
5	No. of Security Rooms & Size	NA	NA	
6	Height of Compound wall (As per Norms)	AS/NORMS	AS/NORMS	


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D-Provisions of Affordable Housing Policy/CMJAY Policy : Not Applicable				
Applicable only in case of Group Housing Projects having area more than 5000 Sq. mts				
EWS/LIG units provided on Main plot/Split Location			Not Applicable	
In case, EWS/LIG unit provided on Split Location				
Address of Split Location				
S.No	Details	As per Latest Approval	As per Site	Comments (if any)
1	No. of EWS units			
2	No. of LIG units			
3	Total Carpet Area Provided (Sq.mts)			
4	Total SBUA Area Provided (Sq.mts)			
5	Parking of EWS/LIG Units			
6	Completion time of EWS/LIG units			
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 in Project (Mark "YES")	Comments (if any)
1	Civil constructions work of Super structure	100 %	YES	
2	Internal & External Plaster and Paint work	100 %	YES	
3	Door and window/Structural Glazing work	100 %	YES	
4	Flooring Work	100 %	YES	
5	Balconies and railing work	100 %	YES	
6	Installation of Sanitary and Plumbing Fittings	100 %	YES	
7	Installation of Electrical Fittings	100 %	YES	
8	Community Facilities (Club, community hall, Society office, Swimming pool, shops etc.)	100 %	YES	
9	Development works of Common areas (Lobbies/Corridors/Staircase/Lift well/Terraces/Ramp/etc)	100 %	YES	
10	Installation of Lifts/Escalators	100 %	YES	
11	Covered Parking Areas & Mech. Parking (Basement/Stilt/etc.)	100 %	YES	
12	Elevational Work	100 %	YES	
13	Overhead and Underground Water Tanks	100 %	YES	
14	HVAC works	100 %	YES	
15	Provision for Physically Challenged Persons	100 %	YES	
16	Installation of Fire Safety Equipment's	100 %	YES	
17	Status of EWS/LIG units	N/A	N/A	


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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	
2	Entry & Exit Gates/Guard Rooms	100 %	YES	
3	Driveways & Pathways	100 %	YES	
4	Open Parking & Areas	100 %	YES	
5	Meter Room/Pump Room etc.	100 %	YES	
6	Electrical Work/Light poles etc.	100 %	YES	
7	Water Supply lines/UG Tank	100 %	YES	
8	Storm Water Drains	100 %	YES	
9	Construction of Rain Water Harvesting Structure	100 %	YES	
10	Structure of Waste water Treatment/Recycling Plant	N/A	N/A	
11	Laying of Sewerage line and Construction of Sewerage Treatment Plant (STP)	100 %	YES	
12	Any other work	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	N/A	N/A	
2.	Tree Plantation (As per Norms)	100 %	Yes	
3.	Installation of Transformer/ DG set/ Meters/ Electrical Connection	100 %	Yes	
4.	Water Supply Connection/Boring	100 %	Yes	
5.	Installation of Machinery of WTP	N/A	N/A	
6.	Installation of Machinery of STP	N/A	N/A	
7.	Installation of equipment's for Solid Waste Management	N/A	N/A	
8.	Installation of Solar	100 %	Yes	



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	Panels/Solar Water Heater			
9.	Installation of Gas Bank & Pipe lines. (If applicable)	N/A	N/A	

H-NOC's/Certifications Required			
S.No	Type of NOC/Certification	Applicable/ NotApplicable	Obtained
1.	Structural Certificate	Applicable	Obtained
2.	Fire NOC	Applicable	Obtained
3.	Environmental NOC (as applicable)	Not Applicable	Not Applicable
	• Environmental Clearance		
	• Consent to Establish		
	• Consent to Operate		
4.	Green Building Certification (LEED/IGBC/GRIHA/ASSOCHAM GEM)	Not Applicable	Not Applicable
5.	Any other(as applicable)	-----	-----

Occupancy Fee (To be deposited in Local Authority)

Gross-Built up area of the completed Part 2767.39Sq.mtsXRs.5/-=13,837/-

**Total Amount Rs13,837/- (In words Thirteen Thousand Eight Hundred & Thirty SevenOnly)
paid on 18/12/2024 vide challan no.953807**


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For Trimurty Landcon (India) Pvt.Ltd.


Director/Auth. Sign.

(Seal & Signature of Architect with date)

Name of Architect: Ashok Mishra

Reg. No (Issued by COA):- C.A./91/13916

Reg. No (Issued by CTP RAJ) :- CTP/RAJ./Architects/2021/10

Renewal date of Reg. No. CTP RAJ: - 10.10.2024

(Seal & Signature of Developer with date)

Name of Developer

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. *Empanelled Architect must ensure all applicable provisions as per building byelaws and other related Norms complied in the Project.*
3. *Empanelled 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. *Empanelled 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 is 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 F, 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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