

**CHECK LIST FOR OCCUPANCY CERTIFICATE OF GROUP HOUSING BUILDINGS:**

(Address: 6/H/III, Sector 6, Vidyadhar Nagar, Jaipur)

1. Name of Plot Owner/ Developer: Ranveer Singh Choudhary, Shri Nanu Ram Choudhary, Sukhbir Singh, Amit Choudhary /Star developers
2. Ownership Details:
  - a. Date of issue of Lease Deed: 20/06/2016
  - b. Type of Plot (Auctioned/ Allotted/ Converted under 90-A Rules/Other): ALLOTTED
3. Name of Present Owner: Ranveer Singh Choudhary, Shri Nanu Ram Choudhary, Sukhbir Singh, Amit Choudhary
4. Use of Plot (Land Use)(As per Lease Deed): Residential Group Housing
5. Plot No./ Address of Building/ Site: 6/H/III , Sector 6,Vidyadhar Nagar, Jaipur
6. Plot Area (As per approved Building Plan): 5642 Sq. Mt.
7. Approval of Building Plan vide committee meeting dated: 05/10/2018
8. Building Plan Approval as per Building Byelaws (2000/2010/2013/2017/2020): 2017
9. Date of Release of Approved Building Plan: 05/10/2018
10. Inspection Report:
  - a. Date of start of construction: 06/10/2018
  - b. Date of Completion: 15/03/2022
  - c. Date of Site Inspection: 24/03/2022

| A- TECHNICAL PARAMETERS |                                                               |                                               |                                               |                                               |                                               |
|-------------------------|---------------------------------------------------------------|-----------------------------------------------|-----------------------------------------------|-----------------------------------------------|-----------------------------------------------|
| S.No.                   | Details                                                       | Comments                                      |                                               | Essentials                                    |                                               |
|                         |                                                               | As per approval                               | Available on Site                             | For Completion                                | For at the Time of Utilization Certificate    |
| 1                       | Size of the Plot                                              | 5642 Sq.Mt.                                   | 5642 Sq.Mt.                                   | 5642 Sq.Mt.                                   | 5642 Sq.Mt.                                   |
| 2                       | Width of Road/Roads                                           | Front- 12 M Wide Road<br>Rear- 35 M Wide Road | Front- 12 M Wide Road<br>Rear- 35 M Wide Road | Front- 12 M Wide Road<br>Rear- 35 M Wide Road | Front- 12 M Wide Road<br>Rear- 35 M Wide Road |
| 3                       | Direction / Facing of Plot (East/ West/North/ South or Other) | SOUTH FACING                                  |                                               |                                               |                                               |
| 4                       | Setbacks                                                      |                                               |                                               |                                               |                                               |
|                         | Front                                                         | 15 M                                          | 15 M                                          | 15 M                                          | 15 M                                          |
|                         | Side I                                                        | 9 M                                           | 9 M                                           | 9 M                                           | 9 M                                           |
|                         | Side II                                                       | 9 M                                           | 9 M                                           | 9 M                                           | 9 M                                           |
|                         | Rear                                                          | 9 M                                           | 9 M                                           | 9 M                                           | 9 M                                           |
| 5                       | Ground Coverage                                               | 37.28%<br>(2103.36)sq.m                       | 37.28%<br>(2103.36)sq.m                       | 37.28%<br>(2103.36)sq.m                       | 37.28%<br>(2103.36)sq.m                       |



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35 Shri Path Nemi Nagar Extension  
Vaishali Nagar Jaipur, 302021

|                              | Basement Floor/<br>Floors/<br>Stilt Floor/Podium (if<br>any)                          | B+G+4 FLOOR                                                    | B+G+4 FLOOR                                                    | B+G+4 FLOOR                                                    | B+G+4 FLOOR                                                    |
|------------------------------|---------------------------------------------------------------------------------------|----------------------------------------------------------------|----------------------------------------------------------------|----------------------------------------------------------------|----------------------------------------------------------------|
|                              | Ramp (Slope)                                                                          | NA                                                             | NA                                                             | NA                                                             | NA                                                             |
|                              | No. of Staircase<br>- Riser<br>- Tread<br>- Width                                     | Present<br>0.15 M<br>0.30 M<br>1.22 M                          | Present<br>0.15 M<br>0.30 M<br>1.22 M                          | Present<br>0.15 M<br>0.30 M<br>1.22 M                          | Present<br>0.15 M<br>0.30 M<br>1.22 M                          |
|                              | Lift/Elevator/Escalat<br>or<br>- No. of Lift<br>- Size of Lift                        | 4<br>1.91 M X 1.91 M                                           | 4<br>1.91 M X 1.91 M                                           | 4<br>1.91 M X 1.91 M                                           | 4<br>1.91 M X 1.91 M                                           |
| 6                            | Height (From Plinth<br>Level)                                                         | 15 M                                                           | 15 M                                                           | 15 M                                                           | 15 M                                                           |
|                              | Number of Floors                                                                      | B+G+4 FLOOR                                                    | B+G+4 FLOOR                                                    | B+G+4 FLOOR                                                    | B+G+4 FLOOR                                                    |
|                              | TOTAL HEIGHT                                                                          |                                                                |                                                                |                                                                |                                                                |
|                              | Excluding<br>Parapet/Mumty/Lift<br>Machine Room/any<br>other architectural<br>element | 16.20 M                                                        | 16.20 M                                                        | 16.20 M                                                        | 16.20 M                                                        |
|                              | Including<br>Parapet/Mumty/Lift<br>Machine Room/any<br>other architectural<br>element | 23.95 M                                                        | 23.95 M                                                        | 23.95 M                                                        | 23.95 M                                                        |
|                              | F.A.R. / B.A.R. (As<br>applicabe floor wise<br>F.A.R./ B.A.R.)                        | 11116.33 SQM<br>2                                              | 11116.33SQM<br>2                                               | 11116.33 SQM<br>2                                              | 11116.33SQM<br>2                                               |
| 8                            | Height of Compound<br>Wall                                                            | 2 M                                                            | 2 M                                                            | 2 M                                                            | 2 M                                                            |
|                              | No. of Entry/Exit and<br>Width                                                        | 3<br>6.10 M                                                    | 3<br>6.10 M                                                    | 3<br>6.10 M                                                    | 3<br>6.10 M                                                    |
|                              | Security Room Size                                                                    | 2.75M X 2.28M                                                  | 2.75M X 2.28M                                                  | 2.75M X 2.28M                                                  | 2.75M X 2.28M                                                  |
|                              | Other Services in<br>Setbacks                                                         | D.G. and<br>Transformer<br>Underground<br>Water Tank<br>S.T.P. | D.G. and<br>Transformer<br>Underground<br>Water Tank<br>S.T.P. | D.G. and<br>Transformer<br>Underground<br>Water Tank<br>S.T.P. | D.G. and<br>Transformer<br>Underground<br>Water Tank<br>S.T.P. |
| <b>B- PARKING PARAMETERS</b> |                                                                                       |                                                                |                                                                |                                                                |                                                                |
| S.No.                        | Details                                                                               | Comments                                                       |                                                                | Essentials                                                     |                                                                |
|                              |                                                                                       | As per approval                                                | Available on Site                                              | For Completion                                                 | For at the Time of<br>Utilization                              |



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|   |                            |                        |                  |                        | Certificate         |
|---|----------------------------|------------------------|------------------|------------------------|---------------------|
| 1 | Parking (ECU)              | 133.33 ECU<br>REQUIRED | 134 ECU PROVIDED | 133.33 ECU<br>REQUIRED | 134 ECU<br>PROVIDED |
| 2 | Total No. of Car Parking   |                        |                  |                        |                     |
|   | •Basement (I, II, III,...) | --                     | --               | --                     | --                  |
|   | •Stilt                     | 61                     | 61               | 61                     | 61                  |
|   | •Open Area                 | 67                     | 67               | 67                     | 67                  |
|   | •Visitors                  | --                     | --               | --                     | --                  |
|   | •Mechanical Car Parking    | --                     | --               | --                     | --                  |
|   | •Provision of Car Lift     | --                     | --               | --                     | --                  |
| 3 | Two Wheeler Parking        | 18                     | 18               | 18                     | 18                  |

**C- SAFETY PARAMETERS (Fire and Structure)**

| S.No. | Details                                                                                          | Comments        |                                   | Essentials     |                                            |
|-------|--------------------------------------------------------------------------------------------------|-----------------|-----------------------------------|----------------|--------------------------------------------|
|       |                                                                                                  | As per approval | Available on 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 | Not Required    | Fire Prevention Provision Present | Not Required   | Fire Prevention Provision Present          |
| 2     | Certificate from Structural Engineer (Earthquake Resistant)                                      | Present         | Present                           | Present        | Present                                    |

**D- ENVIRONMENTAL PARAMETERS**

| S.No. | Details                                                 | Comments             |                   | Essentials           |                                            |
|-------|---------------------------------------------------------|----------------------|-------------------|----------------------|--------------------------------------------|
|       |                                                         | As per approval      | Available on Site | For Completion       | For at the Time of Utilization Certificate |
| 1     | Rain Water Harvesting                                   | Required             | Present           | Required             | Present                                    |
| 2     | Waste Water Recycling/Treatment                         | Required             | Present           | Required             | Present                                    |
| 3     | Provision of Sewerage Line and Sewerage Treatment Plant | Required             | Present           | Required             | Present                                    |
| 4     | Provision of Solid                                      | Municipal Collection |                   | Municipal Collection |                                            |



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|   |                                                     |          |         |          |         |
|---|-----------------------------------------------------|----------|---------|----------|---------|
|   | Waste Management                                    |          |         |          |         |
| 5 | Certificate For Environment Clearance (if required) | NA       | NA      | NA       | NA      |
| 6 | Provisions of Solar Panels/ Solar Water Heaters     | Required | Present | Required | Present |

#### E- GREEN PARAMETERS

| S.No. | Details                                        | Comments        |                   | Essentials     |                                            |
|-------|------------------------------------------------|-----------------|-------------------|----------------|--------------------------------------------|
|       |                                                | As per approval | Available on Site | For Completion | For at the Time of Utilization Certificate |
| 1     | Plantation and Green Area and Park/Landscaping | 846.30 Sq.Mt.   | 852.50 Sq.Mt.     | 852.50 Sq.Mt.  | 852.50 Sq.Mt.                              |

#### F- GENERAL PARAMETERS

| S.No. | Details                                                                                  | Comments        |                   | Essentials     |                                            |
|-------|------------------------------------------------------------------------------------------|-----------------|-------------------|----------------|--------------------------------------------|
|       |                                                                                          | As per approval | Available on Site | For Completion | For at the Time of Utilization Certificate |
| 1     | Cut outs/Open to Sky/Ducts                                                               | As per drawing  | As per drawing    | As per drawing | As per drawing                             |
| 2     | Projection/Balconies (Covered/ extended) etc.                                            | As per drawing  | As per drawing    | As per drawing | As per drawing                             |
| 3     | Provision of Water Supply                                                                | Present         | Present           | Present        | Present                                    |
| 4     | Provision of Power/Electrical Connectivity Including Transformer Placement (if required) | Present         | Present           | Present        | Present                                    |
| 5     | Site Development including parking signages, pathway, street lighting                    | Present         | Present           | Present        | Present                                    |
| 6     | Provisions for physically challenged persons                                             | Required        | Present           | Required       | Present                                    |
| 7     | Architectural finishing i.e. paint, false ceiling and                                    | Present         | Present           | Present        | Present                                    |

|   |                                   |     |                                           |                                           |
|---|-----------------------------------|-----|-------------------------------------------|-------------------------------------------|
|   | interior finishing etc.           |     |                                           |                                           |
| 8 | Internal changes/Deviation if any | YES | SOME AREAS AS PER STRUCTURAL REQUIUREMENT | SOME AREAS AS PER STRUCTURAL REQUIUREMENT |
| 9 | Any other observation             | --  | --                                        | --                                        |

1. This report is limited only for the Occupation of the building construction work.
2. This certificate is only valid after the deposition of fees/dues demanded by the Jaipur Development Authority or any other Govt. Department.
3. Any Legal / Financial issues related to above project like Land Title, Ownership Rights, Society, Club & Amenities, Sale-Purchase of the project or any other matters is sole responsibility of the Builder/Developer/Owner.
4. Any changes/violation/deviation in the project after issuing the occupation Certificate will be the complete responsibility of the Builder/Developer/Owner.

#### Occupancy Certificate

I hereby certify that the Group Housing Project at PLOT NO 6/H/III, SECTOR 6, VIDHYADHARNAGAR, JAIPUR, and RAJASTHAN Developed By M/S Star Developers was personally inspected by me and based on above facts; construction on site is complete in accordance with the Building Plans. Hence the Occupancy Certificate is issued under my signature on 31.03.2022.

Copy To:- Secretary Sir, Jaipur Development Authority, Jaipur.



Architect:-

Registration No.

Ar. Kapil Mistry  
35, Nemi Nagar Extension, Shripath  
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