

Occupancy Certificate

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

I do hereby certify that the building, **TARUCHAYA RESIDENCY** situated at **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.** for which completion certificate was issued by

Ar.Khushal Mathur with registration No. **CTPRAJ/ARCHITECT/2021/45** (Issued by CTP, Raj.) 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 of water supply, Electricity and Sewerage Disposal etc. (in case there is no sewer line 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
Date : 26-DECEMBER-2023

Architect: - **KHUSHAL MATHUR**

KHUSHAL MATHUR

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

KHUSHAL MATHUR
E-156, Sector-3, Chitrakoot, Jaipur
CA/2007/40651

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

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Check List for Occupancy Certificate

Basic Details of the Project		
Name of Developer/Promoter	Taruchaya Colonizers Pvt Ltd.	
Address of Developer/Promoter	D701 Somdatts Landmark, Hawa Sadak, Civil Lines, Jaipur 302006	
Name of the Project	TARUCHAYA RESIDENCY	
RERA Registration No.	<u>RAJ/P/2017/032</u>	
Address of the Project (Plot no./Khasra no.)	PLOT NO.- G-20 JDA SCH.-WEST WAY HEIGHTS,AT VILLAGE KESHOPURA,ASARPURA , BHANKROTA, JAIPUR	
Plot Area (Sq.mts.) (As per Approved Building Plan)	9296.23 SQ.MT.	
Width of Front Road	30 MTR WIDE ROAD	
Landuse of Plot as per Lease deed	GROUP HOUSING	Date of issue of Lease Deed: 08.08.2016
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.)	GROUP HOUSING	
Building Plans approving Authority	JDA,JAIPUR	
Latest Building Plans Release date	18.09.2017(revision), (previous plan 26.10.2016)	
Building Plans Validity Date	18-09-2024	
Building Plan Approval as per Building Byelaws(2000/2010/2017/2020/any other)	2016	
Architect of the Project & COA no.	KHUSHAL MATHUR CA/2007/40651	
Structural Engineer of the Project	SANJAY SHARMA VIJAYTECH CONSULTANTS	

Completion Certificate issued by	KHUSHAL MATHUR CTP RAJ/Architect/2021/45
Completion Certificate issued on	24.03.2023
Completion Certificate deposited in Local Authority on	04.04.2023

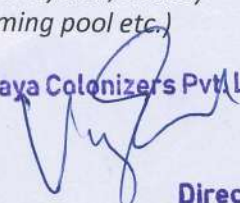
For Taruchaya Colonizers Pvt. Ltd.

Director,

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

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	MT.	MT.	
	Front	EAST	15	15	
	Side I	NORTH	15	15	
	Side II	WEST	13.03	13.03	
	Rear	WEST	13.03	13.03	
2	Ground Coverage		25.84%	25.84%	
3	Gross Built-up Area(Sq.mts)		49696.50 SQ MT	49696.50 SQ MT	
4	F.A.R/B.A.R(Sq.mts& Ratio)		TOTAL FAR 29236.95 SQ.MT	TOTAL FAR 29207.68 SQ.MT COMMERCIAL - 558.20 SQ.MT RESIDENTIAL -28649.48 SQ.MT.	
5	Total No. of Floors (Basement, Stilt, above floors, service floor, etc.)		1 BASEMENT+ GROUND + 14 FLOORS	1 BASEMENT+ GROUND + 14 FLOORS	
6	Total Height of Building		45 MT (INCLUDING PLINTH HEIGHT)	45 MT (INCLUDING PLINTH HEIGHT)	
i)	Plinth		0.50 MT	0.50 MT	
ii)	Stilt/Podium		NA	NA	
iii)	Ground/First to Terrace		44.50 MT	44.50 MT	
iv)	Parapet/Mumty/Lift MachineRoom/any other architectural element		2.75 MT (INCLUDING PLINTH + STILT FLOOR HEIGHT+BUILDING HEIGHT+MACHINE ROOM)	52.75 MT (INCLUDING PLINTH + STILT FLOOR EIGHT+BUILDING EIGHT+MACHINE ROOM)	
7	No. of Blocks/Towers		3 BLOCKS	3 BLOCKS	
8	Total No. of Units (Flats/Shops/Showrooms etc.)		FLATS - 362 LIG-14 SHOPS - 18	FLATS - 362 LIG-14 SHOPS - 18	
9	Commercial Area (in case of Group housing/ Flatted Development project)		COMMERCIAL - 558.20 SQ.MT	COMMERCIAL - 558.20 SQ.MT	
10	Community Facilities area (Club, community hall, Society office, Swimming pool etc.) For Taruchaya Colonizers Pvt Ltd.  Director		CLUB, SOCIETY OFFICE, CRECH, SWIMMING POOL, GYM, ENTERTAINMENT HALL, INDOOR GAMES ROOM PROVIDED	CLUB, COMMUNITY HALL, SOCIETY OFFICE, CRECH, SWIMMIN G POOL, GYM, ENTERTAINMEN T HALL, INDOOR GAMES ROOM PROVIDED	
11	Refuge area (if any)		NA	NA	
12	Total No. of Staircases		7	7	
i)	No. of Open Fire stair case		3	3	
ii)	No. of Pressurized Fire Stair case				

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 CA/2007/40651
 CTP RAJ Architect/2021/45

13	No. of Lifts Size of Lift	09 1.90mtx1.94mt 03 2.82mtx1.94mt	09 1.90mtx1.94mt 03 2.82mtx1.94mt	
14	No. of Escalators	NA	NA	
15	Provision for Physically Challenged Persons - Ramp - Toilet - Car Parking - Lifts	YES	YES	
16	Cut-Out/Open to Sky/Shafts	AS APPROVED	AS APPROVED	
17	Projections/Balconies etc.(Covered/extended)	AS APPROVED	AS APPROVED AS BUILT DRAWINGS ATTACHED	
18	Porch (if any)	NO	NO	

B- Parking Parameters:

S.No	Detail	As per Latest Approved Building Plans	As per Site	Comments (if any)
1	Total E.C.U Required	CAR - 393 SCOOTER - 340	CAR - 395 SCOOTER - 334	
2	Total No. of Car parking			
i)	Surface Parking	176	178	
ii)	Mechanical Car Parking	NA	NA	
iii)	- Basement (I,II,III,...) - Stilt - Open Area	217 NA 176	217 NA 178	
3	Two-Wheeler Parking	340	334	
4	Bus Parking	NA	NA	
5	Visitors Parking	99 ECU	99 ECU	
6	EV Charging Facility Car parks	NA	NA	
7	Ramp (for parking floors) - Width - Slope	3.66 X 26.75 MT SLOPE 1:8	3.66 X 26.75 MT SLOPE 1:8	
8	Provision of Car Lift	NO	NO	

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)	1609.40 SQ.MT.	1672.77 SQ.MT.	
ii)	Surface Green Area (Sq.mts)	584.63 SQ.MT.	584.63 SQ.MT.	
iii)	Podium Green Area (Sq.mts)	1081.20 SQ.MT.	1081.20 SQ.MT.	
iv)	Plantation Corridor (if any)	NA	NA	
v)	Tree Plantation (As per Norms)	YES	YES	

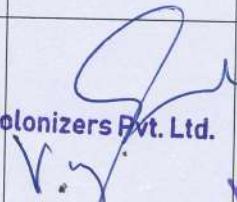
For Tarachaya Colonizers Pvt. Ltd.

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CA/2007140651
Raj. Architec/2021/45

2	Approved Services in the Project (STP, WTP, Under Ground Water Tank, Pump room, Panel Room, etc.)	YES	PROVIDED	
3	Driveways for Fire tender Movement/Parking, etc.	AS APPROVED	AS APPROVED AS BUILT DRAWINGS ATTACHED	
4	No. of Entry/Exit & Width	ENTRY-5.83MT EXIT-4.35 MT	ENTRY-8.22MT EXIT-6.92 MT	
5	No. of Security Rooms & Size	NA	8 SQMT	
6	Height of Compound wall (As per Norms)	1.5 MT	1.5 MT	

D- Provisions of Affordable Housing Policy/CMJAY Policy:

Applicable only in case of Group Housing Projects having area more than 5000 Sq.mts.

EWS/LIG units provided on Main plot/Split Location			On main plot/ Split Location	
In case, EWS/LIG unit provided on Split Location Address of Split Location			PLOT NO.- G-20 JDA SCH.-WEST WAY HEIGHTS,AT VILLAGE KESHOPURA,ASARPURA , BHANKROTA, JAIPUR (main plot) PLOT NO. 598, BLOCK D, SEZ (SETTLEMENT) SCHEME,VILLAGE TILAWAS,TEHSIL SANGANER, JAIPUR (split location)	
S.No	Details	As per Latest Approval	As per Site	Comments (if any)
1	No. of EWS units	60(split location)	60(split location)	
2	No. of LIG units	14(main plot) 12(split location)	14(main plot) 12(split location)	
3	Total Carpet Area Provided(Sq.mts)	509.64 SQ.MT.(MAIN PLOT) 2396.96 SQ.MT.(split location)	509.64 SQ.MT.(MAIN PLOT) 2396.96SQ.MT.(split location)	
4	Total SBUA Area Provided(Sq.mts)	696.36 SQ.MT.(MAIN PLOT) 3195.62 SQ.MT.(split location)	696.36 SQ.MT.(MAIN PLOT) 3195.62 SQ.MT.(split location)	
5	Parking of EWS/LIG Units	28 two wheelers (main plot) 84 two wheelers (split location)	28 two wheelers (main plot) 84 two wheelers (split location)	
6	Completion time of EWS/LIG units	Completed	Completed	COMPLITION CERTIFICATE of SPLIT LOCATION OBTAINED ON 29-12-2022 COMPLITION CERTIFICATE of MAIN PLOT OBTAINED ON 24-03-2023
		For Taruchaya Colonizers Pvt. Ltd. 	 KHUSHAL MATHUR E-156, Sector-3, Chitrakoot, Jaipur CA/2007/40651 CTP RAJ./ArchitecU2021/45	

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	
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	100%	YES	

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	

For Tarachaya Colonizers Pvt. Ltd.

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9	Construction of Rain Water Harvesting Structure	100%	YES	
10	Structure of Waste water Treatment/Recycling Plant	100%	YES	
11	Laying of Sewerage line and Construction of Sewerage Treatment Plant (STP)	100%	YES	
12	Any other work	100%	YES	

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	
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	100%	YES	
6	Installation of Machinery of STP	100%	YES	
7	Installation of equipment's for Solid Waste Management	100%	YES	
8	Installation of Solar Panels/Solar Water Heater	100%	YES	
9	Installation of Gas Bank & Pipe lines (If applicable)	100%	YES	

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)		
	• Environmental Clearance	APPLICABLE	OBTAINED
	• Consent to Establish	APPLICABLE	OBTAINED
	• Consent to Operate	APPLICABLE	AFFADEVIT FOR SUBMISSION IN 3 MONTHS AFTER TAKING OCCUPANCY CERTIFICATE
4	Green Building Certification (LEED/IGBC/GRIHA/ASSOCHAM GEM)	NA	NA
5	Any other (as applicable)		

For Taruchaya Colonizers Pvt. Ltd.

Director

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

Occupancy Fee (To be deposited in Local Authority)			
Total Amount Rs1,05,600/- (In words ONE LAC FIVE THOUSAND SIX HUNDRED)			
AS PER ORDER DATED – राजस्थान सरकार , नगरीय विकास विभाग, क्रमांक: प.11(9) नविवि/2020 पार्ट-III , दिनांक:- 10 Aug 2023			

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CA/2007/40651
CTP RAJ./Architect/2021/45

(Seal&Signature of Architect with date)

Name of Architect: KHUSHAL MATHUR

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

Reg.No (Issued by CTP RAJ.): -

CTP RAJ./ARCHITECT/2021/45

Renewal date of Reg. No. CTP RAJ.: -31/10/2024

For Taruchaya Colonizers Pvt. Ltd.

Director

(Seal&Signature of Developer with date)

Name of Developer:

Note-

- 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.
- Empaneled Architect must ensure all applicable provisions as per building byelaws and other related Norms complied in the Project.
- 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.
- Empaneled Architect must ensure that all the NOC's and Certification (as applicable) must be obtained before issuing of Occupancy Certificate.
- If any provision is not required as per Latest approved Building Plan and Norms then write 'NA' for Not applicable in the concerning columns.
- 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.
- Cross-signatures/Self-attestation are required to be done on every page of the Checklist.
- 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.
- 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.
- If for any reasons, Occupancy Certificate becomes Invalid, then fee deposited for CC shall be forfeited and will not be adjusted/refunded in future.

For Taruchaya Colonizers Pvt. Ltd.

Director