

Occupancy Certificate

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

I do hereby certify that the building SWAPNALOK situated at Khasra No./ Plot No.212/1 & 213 , Village-Mathurawala , Jaipur - 302029 (Rajasthan) for which completion certificate was issued by Ar. Anuj Mathur CA/91/13666 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 15.07.2022 .

Architect :- ANUJ MATHUR



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

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ARCHITECT
CA/91/13666

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

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Subject: General Check List for Completion / Occupancy Certificate

1. Name of Plot ~~Owner~~/ Developer : Narvik Buildhomes
2. Ownership details:
Date of issue of Lease Deed : 09/10/2013
Type of Plot : (Auctioned/Alloted/Converted under 90-A Rules/Other) : Allotted
3. Name of Present Owner : M/s Narvik Buildhomes
4. Use of Plot (Land Use) (As per Lease Deed): Residential
5. Plot no./ Address of Building / Site: 'Swapnalok' Khasra No./ Plot No.212/1 & 213 , Village-
Mathurawala , Jaipur - 302029 (Rajasthan)
6. Plot Area (As per Approved Building Plan) : 7348.93 Sq. Mts.
7. Approval of Building Plan vide committee meeting dated : 18.07.2017
8. Building Plan Approval as per Building Byelaws- 2000/2010/2013 /2017/2020 : CMJAY – 2015
9. Date of Release of approved building Plan: 11.10.2017
10. Inspection Report :
 - Date of Start of Construction : 10/ 12 / 2017
 - Date of Completion : 31/ 01 / 2022
 - Date of Site Inspection : 23 / 02 / 2022

Following Parameters to be checked during inspection for Completion Certificate:

A. Technical Parameters :						
S.No.	Details		Comments		Essentials	
			As per approved Plan	As per Site	For Completion	For at the time of Utilization Certificate
1.	Size of Plot (Sq. mt.)		7348.93 sq. m.	7348.93 sq. m.	7348.93 sq. m.	7348.93 sq. m.
2.	Width of Road/ Roads		18.30 m	18.30 m	18.30 m	18.30 m
3.	Direction/ Facing of Plot (East/West/North/South/ Other)		North	North	North	North
4.	Setbacks	Direction				
	Front		15.0 m	15.0 m	15.0 m	15.0 m
	Side I		6.0 m	6.0 m	6.0 m	6.0 m
	Side II		6.0 m	6.0 m	6.0 m	6.0 m


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	Rear			6.0 m	6.0 m	6.0 m	6.0 m
5.	(i.)	Ground Coverage	2765.34 sq.m.	2765.34 sq. m.	2765.34 sq.m.	2765.34 sq. m.	
	(ii.)	Basement Floor/ Floors/ Stilt Floor/Podium if any	N/A	N/A	N/A	N/A	
	(iii.)	Ramp (Slope)	NIL	NIL	NIL	NIL	
	(iv.)	No. of Staircase	07	07	07	07	
		• Riser	0.15 m	0.15 m	0.15 m	0.15 m	
		• Tread	0.30 m	0.30 m	0.30 m	0.30 m	
	• Width	1.20 m	1.20 m	1.20 m	1.20 m		
(v.)	Lift/Elevator/ Escalator			Installed (Yes/No)	Operational (Yes/No)		
	• No. of Lift	05	05	Yes	Yes		
	• Size of Lift	(1.8 x 1.8) m	(1.8 x 1.8) m				
6.	(i.)	Height (From Plingth Level)	33.5 m	33.5 m	33.5 m	33.5 m	
	(ii.)	No. of Floor	G + 10	G + 10	G + 10	G + 10	
	(iii.)	Total Height					
		Excluding parapet/ Mumty/ Lift Machine Room/any other architectural element	As per Approval	As per Approval	As per Approval	As per Approval	
		Including parapet/ Mumty/ Lift Machine Room/any other architectural element	—	—	—	—	
7.	F.A.R./ B.A.R (As applicable floor wise F.A.R./ B.A.R.)		2.25	2.25	2.25	2.25	
8.	Height of Compound wall		2 m	2 m	2 m	2 m	
	No. of Entry/ Exit & width		01	01	01	01	
	Security Room Size		(2.4 x 2.4) m	(2.4 x 2.4) m	(2.4 x 2.4) m	(2.4 x 2.4) m	
	Other Services in Setbacks		As per Plan	As per Plan	As per Plan	As per Plan	

B- Parking Parameters :

S.No.	Details	Comments		Essentials	
		As per approved Plan	As per Site	For Completion	For at the time of Utilization Certificate

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1.	Total E.C.U aquired	898 Scooters	917 Scooters	898 Scooters	917 Scooters
2.	Total No. of Car Parking	5 Cars	08 Cars	5 Cars	08 Cars
	• Basement (I,II,III , ...)	-	-	-	-
	• Stilt	-	-	-	-
	• Open Area	-	-	-	-
	• Visitors	-	-	-	-
	• Mechanical Car Parking	-	-	-	-
	• Provision of Car Lift	-	-	-	-
3.	Two Wheeler Parking	898 Scooters	917 Scooters	898 Scooters	917 Scooters

C- Safety Parameters (Fire & Structure):

S.No	Details	Comments		Essentials	
		As per approved Plan	As per 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	Required	Applied for (Builder will furnish the required Fire NOC in few days)	Applied for	Applied for
2.	Certificate from Structural Engineer (Earthquake resistant)	Required	Provided	Provided	Provided

D- Environmental Parameters:

S.No.	Details	Comments		Essentials	
		As per approved Plan	As per Site	For Completion	For at the time of Utilization Certificate
1.	Rain Water Harvesting	Required	Provided	Installed (Yes/No) Yes	Operational (Yes/No) Yes
2.	Waste Water Treatment/ Recycling	Required	Through Septic Tank etc.	Installed (Yes/No) Yes	Operational (Yes/No) Yes
3.	Provision of Sewerage line and Sewerage Treatment	-	-	Installed (Yes/No) No	Installed (Yes/No) No

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	Plant				
4.	Provision of Solid Waste Management	—	—	—	—
5.	Certificate for Environment Clearance (if applicable)	—	—	—	—
6.	Provision of Solar Panels/ Solar Water Heater	Required	Provided	Installed (Yes/No) Yes	Operational (Yes/No) Yes

E – Green Parameters :

S.No.	Details	Comments		Essentials	
		As per approved Plan	As per Site	For Completion	For at the time of Utilization Certificate
1.	Plantation & Green area and Park/landscaping	734.89 sq. m.	1222.51 sq. m.	734.89 sq. m.	1222.51 sq. m.

F - General Parameters:

S.No.	Details	Comments		Essentials	
		As per approved Plan	As per Site	For Completion	For at the time of Utilization Certificate
1.	Cut-Outs/ Open to Sky/ Ducts	As per Approval	As per Approval	As per Approval	As per Approval
2.	Projections/ Balconies etc. (Covered/ Extended)	1.20 m	1.20 m	1.20 m	1.20 m
3.	Provision of Water Supply	Required	Provided	Required	Provided
4.	Provision of Power/ Electrical connectivity including transformer placement (if required)	Required	Provided	Installed (Yes/No) Yes	Operational (Yes/No) Yes
5.	Site development including parking sinages, pathway, street lighting	Required	Provided	Provided	Provided
6.	Provisions for physically challenged persons	Required	Provided	Provided	Provided

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7.	Architectural Furnishing i.e. grid false ceiling and interior furnishing etc.	—	—	--	--
8.	Internal Changes / Deviation if any	—	—	--	--
9.	Any Other Observation	—	—	--	--

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Structural engineer.....Sunil Goyal.....

Registration No.....**SUNIL GOYAL**
M.Tech. Earthquake, B.E. CIVIL, L.M.I.S.E.T.
B-1, Ashok Vihar, Malviya Nagar, Jaipur - 302 017

Note:- All these parameters are
architectural. We do not bear
any responsibility on correctness of
these data. We are signing these
documents because of set proforma.