



OCCUPANCY CERTIFICATE

As per Rule no. 17 of Model Rajasthan (Urban Area) Building Regulation, 2020, I do hereby certify:

That the building constructed in the project **MAHIMA's FLORENZA"** (**RERA Registration No. – RAJ/P/2017/039**), situated at KH. NO. 449/30,451/31, 453/33, 448/30, 452/33,447130, 465/30, Village Ramsinghpura urf Dholai, Tehsil Sanganer, Jaipur (Rajasthan) owned and developed by **M/s SHIV KRIPA BUILD ESTATE PRIVATE LIMITED** having its registered office at at 4th Floor, Crystal Palm, 22 Godam Circle, Sardar Patel Marg, Jaipur-302001, for which completion certificate was issued by **JAIPUR DEVELOPMENT AUTHORITY, JAIPUR**, has been inspected by me, the building constructed is as per approved maps & is as per prevailing building bye-laws. It is certified that essential facilities as mentioned in Rule no. 17.1 of Model Rajasthan (Urban Area) Building Regulation, 2020 such as connections for Water Supply, Electricity and Sewerage Disposal (through STP) etc. 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 **20.08.2024**.

Architect: PANKAJ GUPTA

Ar. **PANKAJ GUPTA**
Plot No. 35, Shankhala Colony
Kissan Marg, Barkat Nagar, Jaipur
CA/2005/35354
CTP Raj./Architect/2021/59

COA REGISTRATION NO –CA/2005/35354

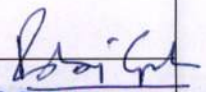
EMPANELMENT REGISTRATION NO -CTP RAJ/ARCHITECT/2021/59



Check List for Occupancy Certificate

Basic Details of the Project		
Name of Developer/Promoter	M/s SHIV KRIPA BUILD ESTATE PRIVATE LIMITED	
Address of Developer/Promoter	4 th Floor, Crystal Palm, 22 Godam Circle, Sardar Patel Marg, Jaipur-302001,	
Name of the Project	MAHIMA's FLORENZA	
RERA Registration No.	RAJ/P/2017/039	
Address of the Project (Plot no./Khasra no.	KH. NO. 449/30,451/31, 453/33, 448/30, 452/33,447130, 465/30, Village Ramsinghpura urf Dholai, Tehsil Sanganer, Jaipur (Rajasthan)	
Plot Area (Sq.mts.) (As per Approved Building Plan)	14095.00 SQ.MT	
Width of Front Road	ROAD 24 MT WIDE	
Land use of Plot as per Lease deed	RESIDENTIAL	Date of issue of Lease Deed: 08.05.2015
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	JAIPUR DEVELOPMENT AUTHORITY-JAIPUR	
Latest Building Plans Release date	25.07.2017	
Building Plans Validity Date	AS PER BUILDING BYELAWS	
Building Plan Approval as per Building Byelaws(2000/2010/2017/2020/any other)	BYELAWS 2010	
Architect of the Project & COA no.	SHARAD MAITHEL (COA Registration No -CA/93/16374)	
Structural Engineer of the Project	Vijaytech Consultants Private Ltd. A-99, Shyam Nagar, Shyam Nagar Circle, JAIPUR	
Completion Certificate issued by	JAIPUR DEVELOPMENT AUTHORITY,JAIPUR. 	
Completion Certificate issued on	13-4-23	Ar. PANKAJ GUPTA Plot No. 35, Shankhala Colony Kissan Marg, Barkat Nagar, Jaipur CA/2005/35354 CTP Architect/2021/59

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	12.00 mt	26.48 mt	
	Side I	NORTH	9 MT	10.26 Mt.	
	Side II	SOUTH	9 MT	10.86 mt	
	Rear	EAST	9 MT	10.79 MT	
2	Ground Coverage		27.70%	26.09%	
3	Gross Built-up Area(Sq.mts)		66039.07 SQMT	66039.07 SQMT	
4	F.A.R/B.A.R(Sq.mts& Ratio)		36280.66 Sqmt. 2.57 F.A.R.	36280.66 Sqmt. 2.57 F.A.R.	
5	Total No. of Floors (Basement, Stilt, above floors, service floor, etc.)		BASEMENT +STILT+12	BASEMENT +STILT+12	
6	Total Height of Building		45.25 mt (from Road lvl. – TO MACHINE ROOM TOP)	45.25 mt (from Road lvl. – TO MACHINE ROOM TOP)	
i)	Plinth		0.75 mt from ext. road lvl	0.75 mt from ext. road lvl	
ii)	Stilt/Podium		4.25 mt from ext. road lvl	4.25 mt from ext. road lvl	
iii)	First to Terrace		35.3 mt	35.3 mt	
iv)	Parapet/Mumty/Lift Machine Room/any other architectural element		PARAPET-1.45 mt MUMTY -3.00 mt Lift machine room – 5.70mt	PARAPET-1.45 mt MUMTY -3.00 mt Lift machine room – 5.70 mt	
7	No. of Blocks/Towers		8	8	
8	Total No. of Units (Flats/Shops/Showrooms etc.)		330	330	
9	Commercial Area (in case of Group housing/ Flatted Development project)		134.83	134.83	
10	Community Facilities area (Club, community hall, Society office, Swimming pool etc.)		YES	YES	
11	Refuge area (if any)		NA	NA	
12	Total No. of Staircases		9	9	
i)	No. of Open Fire stair case		9	9	
ii)	No. of Pressurized Fire Stair case				
13	No. of Lifts Size of Lift		15 Nos 2 x 2 mt., 2.5 x 2 mt.	15 Nos 2 x 2 mt., 2.5 x 2 mt.	
14	No. of Escalators		NA	NA	


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15	Provision for Physically Challenged Persons - Ramp - Toilet - Car Parking - Lifts	H.RAMP PROVIDED PROVIDED PROVIDED PROVIDED PROVIDED	H.RAMP PROVIDED PROVIDED PROVIDED PROVIDED PROVIDED	
16	Cut-Out/Open to Sky/Shafts	PROVIDED	AS APPROVED	
17	Projections/Balconies etc. (Covered/extended)	PROVIDED	AS APPROVED	
18	Porch (if any)	NA	NA	

B- Parking Parameters:

S.No	Details	As per Latest Approved Building Plans	As per Site	Comments (if any)
1	Total E.C.U Required	610.33 ECU	611.33 ECU	
2	Total No. of Car parking	456	457	
i)	Surface Parking	456	457	
ii)	Mechanical Car Parking	NA	NA	
iii)	• Basement (I,II,III,...)	216	216	
	• Stilt/PODIUM	138	136	
	• Open Area	102 CAR	105 CAR	
3	Two-Wheeler Parking	456 SCOOTER (152 ECU)	456 SCOOTER (152 ECU)	
4	Bus Parking	NA	NA	
5	Visitors Parking	123.33	123.33	
6	EV Charging Facility Car parks	NA	NA	
7	Ramp (for parking floors) - Width - Slope	PROVIDED 1:8	PROVIDED 1:8	
8	Provision of Car Lift	NA	NA	

458

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)	3576.53 sq.mtr	3576.53 sq.mtr	
ii)	Surface Green Area (Sq.mts)	761.53 SQ MT	761.53 SQ MT	
iii)	Podium Green Area (Sq.mts)	2815 SQ MT	2815 SQ MT	
iv)	Plantation Corridor(If any)	-	-	
v)	Tree Plantation(As per Norms)	YES	YES	

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2	Approved Services in the Project (STP, WTP, Under Ground Water Tank, Pump room, Panel Room, etc.)	DG +T.F. + GAS BANK+STP	DG +T.F. + GAS BANK+STP	
3	Driveways for Fire tender Movement/Parking, etc.	PROVIDED	AS APPROVED	
4	No. of Entry/Exit & Width	1 ENTRY/EXIT 6.5 MTR WIDE	1 ENTRY/EXIT 6.5 MTR WIDE	
5	No. of Security Rooms & Size	PROVIDED 1 NO.-2.4X2.7	PROVIDED 1 NO.-2.4X2.7	
6	Height of Compound wall (As per Norms)	2.1 MT	2.1 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

In case, EWS/LIG unit provided on Split Location
Address of Split Location

Scheme Khasra No. 407, 1408, 1413 &
1414 Part-B, Gram-Muhana, Tehsil
Sanganer, Jaipur

S.No	Details	As per Latest Approval	As per Site	Comments (if any)
1	No. of EWS units	31	31	
2	No. of LIG units	20	20	0
3	Total Carpet Area Provided(Sq.mts)	1,589.74	1,589.74	
4	Total SBUA Area Provided(Sq.mts)	1865.60	1865.60	
5	Parking of EWS/LIG Units	51	51	
6	Completion time of EWS/LIG units	09-05-2024		

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	

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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	
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	

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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%	NA	

H- NOC's/Certifications Required

S.No	Type of NOC/Certification	Applicable/ NotApplicable	Obtained
1	Structural Certificate	YES	ATTACHED
2	Fire NOC	YES	ATTACHED
3	Environmental NOC (as applicable)	YES	ATTACHED
	• Environmental Clearance	YES	ATTACHED
	• Consent to Establish		
	• Consent to Operate	YES	ATTACHED
4	Green Building Certification (LEED/IGBC/GRIHA/ASSOCHAM GEM)	NA	NA
5	Any other (as applicable)		

Occupancy Fee (To be deposited in Local Authority)

Gross-Built up area of the completed Part 66039.57 Sq.mts X Rs 5/- = 330,197.85

MAXIMUM AMOUNT TO BE DEPOSITED RS 100000 AS PER 10 AUG.2023 RULE

Total Amount Rs 100000/- (In words ONE LAKH ONLY)

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(Seal & Signature of Architect with date)

Name of Architect: PANKAJ GUPTA

Reg. No (Issued by COA):-CA/2005/35354

Reg. No (Issued by CTP RAJ):-

CTP RAJ/ARCHITECT/2021/59

Renewal date of Reg. No. CTP RAJ:-

11TH JANUARY, 2024

For Shiv Kripa Builders Pvt. Ltd.

(Seal & Signature of Developer with date)

Name of Developer:..... Authorized Signatory