

Date: 21/06/2023

To,

Mr. Biswajit Sengupta
A-305, Block No.-02,
Ashiana Rangoli, Ashiana Village,
Vasundhara Nagar
Bhiwadi, Distt.-Alwar (Rajasthan).

Sub: For Issuing the Completion Certificate of our residential project "Ashiana Tarang Phase-III" (Block No. B-09) Situated at Khasra No. 779, 780, 781, 782, 783, 925/829, 930/828, 927/844, 929/828 at Village-Milakpur Gurjar, Tehsil-Tijara, Distt.-Alwar (Rajasthan).

- Ref:**
1. UDH Order No. क्रमांक: प.10 (7) नविदि/एनएचपी/2010 पार्ट-III dated 22/02/2017 regarding issuing of Completion Certificate.
 2. Order No. क्रमांक: प.10 (7) नविदि/नविदि/2009 पार्ट-III dated.10/04/2017 regarding empanelment of Architect.
 3. Office of Chief Town planner, Jaipur Rajasthan, Government of Rajasthan issued certificate of registration, File No.TPR:9354/Proj./E.O.I/Biswajit/12765 dated.11.11.2021 and renewal as per File No.TPR:9354/Proj./E.O.I/Biswajit/10618 dated.21.11.2022.
 4. UDH Govt. of Rajasthan Order no. F10(7) UDH/3/2009 Part III dated. 01.05.2017 regarding empanelment of Architect for Completion & Occupancy Certificate and UDH Govt. of Rajasthan Order no. P11(9) UDH/2020 dated.24.12.2021.

Dear Sir,


1. The construction work of our residential project "Tarang Phase III" (Block No. B-09) along with Common Facilities & Common Facility Areas has been completed in our above-mentioned project. Details are as follows: -

Building Block No.	B-09
3 BHK + 2 Toilet	24
2 BHK + 2 Toilet	72
Total	96

2. We request you to examine the details for completion and issue us the completion certificate of our residential project "Tarang Phase III" (Block No. B-09).

Thanking you,
Yours faithfully,

for Ashiana Housing Ltd.
For ASHIANA HOUSING LIMITED


Authorized Signatory

Ashiana Housing Limited

4th Floor, Village Centre, Ashiana Village, Vasundhara Nagar, Bhiwadi 301 019 T: 01493 665 666
E: sales@ashianahousing.com, W: ashianahousing.com
Regd. Office: 5F Everest, 46/C Chowringhee Road, Kolkata, West Bengal - 700 071

CIN: L70109WB1986PLC040864

Biswajit Sengupta.
a r c h i t e c t

b.arch.,fiia.,aiiid

ph- 09887488263/9672972807

01493-515305

A 305, Block 2, RANGOLI, Ashiana Village
Bhiwadi301019, Alwar, Rajasthan
email: bsen.architect@gmail.com

Date: 28.06.2023

To

Ashiana Housing Limited
4th Floor, Ashiana Village Center, Vasundhara Nagar,
Bhiwadi – 301019 (Alwar)
Rajasthan

Sub: Completion Certificate of residential project “Ashiana Tarang Phase-III”
(Block No. B-09) Situated at Khasra No.779, 780, 781, 782, 783, 925/829,
930/828, 927/844, 929/828 at Village–Milakpur Gurjar, Tehsil-Tijara, Distt.–
Alwar (Rajasthan).

Sir,

1. With reference to your request letter dated.21.06.2023, I have visited the site and taken physical measurements of the construction.
2. I am herewith enclosing Completion Certificate along with the following for
“Ashiana Tarang Phase-III” (Block No. B-09)
 - a) Checklist for Completion Certificate as **Annexure ‘A’**.
 - b) Completion Certificate as **Annexure ‘B’**.
 - c) 3 Set of drawings as under: -
 - i) Site Plan
 - ii) Parking Arrangements Plan
 - iii) As Built Drawing

Yours faithfully,


BISWAJIT SENGUPTA
B. Arch, FIIA, AIID
Regd. Architect : CA/75/886

Biswajit Sengupta
Empanelled Architect

Encl: As above

Biswajit Sengupta.

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Date.28.06.2023

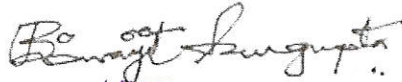
ANNEXURE 'B'

Ashiana Tarang Phase III

Completion Certificate

I hereby certify that the building constructed on Residential Group Housing Project "Ashiana Tarang Phase III" comprising of Building Block-B-09 situated at Khasra No. 779, 780, 781, 782, 783, 925/829, 930/828, 927/844, 929/828 at Village-Milakpur Gurjar, Tehsil-Tijara Distt.-Alwar (Rajasthan) owned and developed by M/s Ashiana Housing Ltd. 4th Floor, Village Center, Vasundhara Nagar, Bhiwadi, District - Alwar Pin -301019, Rajasthan was personally inspected by me and based on above facts, construction on site is complete in accordance with the approved building plans. Type of the building (Residential) is also in accordance with the approved plan. Hence the Completion Certificate is issued under my signature on 28.06.2023.

Signature:



BISWAJIT SENGUPTA
B. Arch, FIIA, AIID
Regd. Architect : CA/75/886
Biswajit Sengupta

Architect: -

Registration No.: CA/75/886

Biswajit Sengupta.

a r c h i t e c t

b.arch.,fiiia.,aiiid

ph- 09887488263/9672972807

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A 305, Block 2, RANGOLI, Ashiana Village

Bhiwadi301019, Alwar, Rajasthan

email: bsen.architect@gmail.com

Date:- 28-06-2023

Check List for Completion Certificate

1. Name of Developer: **Ashiana Housing Limited**
2. Ownership details:-
 - Date of issue of Lease Deed: 20.07.2015 for 48478.88 Sq meters and 18.07.2019 for 3526.26 Sq meters
 - Type of Plot: (Auctioned Allotted/Converted under 90-A Rules/Other): **Converted under 90-A**
3. Name of Present Owner :**Ashiana Housing Limited**
4. Use of Plot (Land Use) (As per Lease Deed) : **Residential (Group Housing)**
5. Plot No. Address of Building/ Site: **"Ashiana Tarang Phase-III" (Block No. B9) Situated at Khasra No. 779, 780, 781, 782, 783, 925/829, 930/828, 927/844, 929/828 at Village-Milakpur Gurjar, Tehsil-Tijara, Distt.- Alwar (Rajasthan)**
6. Plot Area (As per Approved layout Plan& lease deed verified by BIDA ,Bhiwadi): **52005.14 SQM as per Patta and 52005.14 SQM as per physical measurement.**
7. Approval of Building Plan vide committee meeting dated: **10.09.2015 and 15.03.2022**
8. Building Plan Approval as per Building Byelaws- Greater Bhiwadi Building Bye Laws 2013,Unified Building Byelaws 2017, Rajasthan Building Bye laws 2020 and BIDA Model Building Bye Laws 2021
9. Date of Release of approved building Plan: **16.02.2016 and 08.04.2022**
10. Inspection Report:
 - Date of Start of Construction:- **01-04-2021**
 - Date of Completion:- **15-06-2023**
 - Date of Site Inspection:- **23-06-2023**

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 the Plot		52005.14 SQM	52005.14 SQM	--	--
2	Width of Road/ Roads		30M	30M	--	--
3	Direction/ Facing of Plot (East/West/North/South/ Other)		East Facing	East Facing	--	--
4	Setbacks	Directions			--	--
	Front	East	40.63M	40.63M	--	--
	Side I	North	11.05M	11.05M	--	--
	Side II	South	11.32M	12.00 M	--	--
	Rear	East	12.13M	12.13M	--	--
5	(i.)	Ground Coverage	Allowable- 18,201.799SQM (35%) Achieved-11,958.38 SQM (22.599%) (For Whole Project)	849.76 SqM (1.63%) Phase-III only	--	--
	(ii.)	Basement Floor/ Floors/ Stilt Floor/Podium if any	Block No -B9 S+12 Floor	Block No -B9 S+12 Floor	--	--
	(iii.)	Ramp(Slope)	Stilt Floor Slope =1:10	Stilt Floor Slope =1:10	--	--
	(iv.)	No. of Staircase	2 per Block	2 per Block		

		<ul style="list-style-type: none"> • Riser • Thread • Width 	Yes	150MM 300MM 1500MM and 1250MM		
	(v.)	Lift/Elevator/Escalator <ul style="list-style-type: none"> • No. of Lift • Size of Lift 	Yes 2Lift per Block	2 Lift per Block Each Lift Sizes 2.520x 1.920 each	-	-
6	(i.)	Height (From Plinth Level)	38.85M	38.85M	--	--
	(ii.)	No. of Floor	Block-B9 S + 12 th Floor	Block- B9 S+ 12 th Floor	--	--
	(iii.)	Total Height				
		Excluding parapet/ Mumty/Lift (in.) Machine Room/any other architectural element	38.85 M	38.85 M	--	--
		Including parapet/ Mumty/Lift Machine Room/any other architectural element	44.85M	44.85M	--	--
7	F.A.R./B.A.R (As applicable for wise F.A.R/ B.A.R)		Permissible- 97,464.57 SqM Utilized- 76,171.568 SqM	7763.256 SqM. F A R (Phase-III only)	--	--
8	Height of Compound wall		-	1.80M	--	--
	No. of Entry/ Exit & width		Yes	Clear Entry and Exit of 2.0 m each	--	--
	Security Room Size		2.5 x4.23 (for whole project)	2.5 x4.23 (for whole project)	--	--
	Other Services in Setbacks		Guard Room Toilet Change Room- 10.575 Sq.M STP- 535 Sq.M DG - 120 Sq.M ESS & RMU- 239.26 Sq M (For whole project)	-	--	--

B- Parking Parameters :

S.No	Details	Comments		Essential	
		As per Approved Plan	As per Site	For Completion	For at the time of Utilization Certificate
1	Total E.C.U acquired	1042 ECU (for Whole Project)	129.33 ECU Phase-III only	--	--
2	Total No. of Car Parking	Required - 1042 ECU Provided - 1046 ECU	100 ECU (Phase-III only)	--	--
	▪ Podium	---	----	--	--
	▪ Stilt	Provided - 34 ECU (included in 1046 above)	Provided - 34 ECU (included in 129.33 above)	--	--
	▪ Open Area	Provided - 61 ECU (included in 1046 above)	Provided - 66 ECU (included in 129.33 above) Note:- 5 Ecu Inclusive of future Phase parking	--	--
	▪ Visitors	Required - 145 ECU (included in 1046 above)	Provided - 30.33 ECU (included in 129.33 above)	--	--
	▪ Mechanical Car Parking	--	--	--	--
	▪ Provision of Car Lift	--	--	--	--
3	Two Wheeler Parking	Provided - 88 Nos (included in 1046 above)	Provided - 88 Nos (included in 129.33 above)	--	--

C- Safety Parameters (Fire & Structure):

S.No	Details	Comments		Essential	
		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	Yes	Yes	Installed (Yes/No)	Operational (Yes/No)
2	Certificate from Structural Engineer (Earthquake resistant)	Yes	Yes	--	--

D- Environmental Parameters :

S.No.	Details	Comments		Essential	
		As per Approved Plan	As per Site	For Completion	For at the time of Utilization Certificate
1	Rain Water Harvesting	Yes	Yes	Installed (Yes/No)	Operational (Yes/No)
2	Waste Water Treatment/ Recycling	Yes	Yes	Installed (Yes/No)	Operational (Yes/No)
3	Provision of Sewerage line and Sewerage Treatment Plant	Yes	Temporary STP Provided	Installed (Yes/No)	Operational (Yes/No)
4	Provision of Solid Waste Management	Yes	Collection of waste and further disposal is achieved through Local vendors approved by Nagar parishad	--	--
5	Certificate for Environment Clearance (if applicable)	Yes	Yes	-	-

6	Provision of Solar Panels/ Solar Water Heater	Yes	Solar water heater installed	-	Operational (Yes/No)
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E- Green Parameters:

S.No	Details	Comments		Essential	
		As per Approved Plan	As per Site	For Completion	For at the time of Utilization Certificate
1	Plantation & Green area and Park/landscaping	Required- 7800.77 SqM (15%) Provided- 11,114.53 SqM (21.37 %) (For Whole Project)	218.61 SqM. (phase-3 only)	--	--

F- General Parameters:

S.No	Details	Comments		Essential	
		As per Approved Plan	As per Site	For Completion	For at the time of Utilization Certificate
1	Cut-Outs/ Open to Sky/ Ducts	Yes	Yes		
2	Projections/ Balconies etc. (Covered/ extended)	Yes (Covered)	Yes (Covered only)		
3	Provision of Water Supply	-	Yes (internal distribution system for water supply has been installed)	Yes (internal distribution system for water supply has been installed)	Yes (Extracting Fresh Water from Borewell with CGWA permission)
4	Provision of Power/ Electrical connectivity including transformer placement (if required)	Yes	Yes (Electrification of the scheme has been achieved with required equipment)	Installed (Yes/No)	Operational (Yes/No)

5	Site development including parking sinages, pathway, street lighting	Yes	Yes		
6	Provisions for physically challenged persons	Yes	Yes		
7	Architectural Finishing i.e Paint, False Ceiling, and interior designing etc.	NA	NA		
8	Internal Changes/Deviation if any	No	No		
9	Any other observations	No	No		

Signature:


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Regd. Architect : CA/75/886
 Biswajit Sengupta

Architect: -

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