

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

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Ph- 09887488263/9672972807

01493-515305

A 305, Block 2, RANGOLI, Ashiana Village

Bhiwadi 301019, Alwar, Rajasthan

email: bsen.architect@gmail.com

Date: 29.07.2020

To,

✓ M/s Ashiana Housing Ltd.

4th Floor, Village Center,

Vasundhara Nagar, Bhiwadi,

Distt. Alwar Rajasthan

Ashiana Nirmay Phase-II

- Sub.: Completion Certificate for "Ashiana Nirmay, Phase-II" Block No. B-03 as per BIDA Bhiwadi approved drawing, (Building No. 4 (B-04) as disclosed in RERA Registration and as per Physical Marking at site for Marketing Purpose) situated at Khasra No. 169 (Part), 171, 172, 173, 174 & 179, at Village - Thara, Tehsil-Tijara, District-Alwar [Rajasithan] under UDH, Govt of Rajasthan Order No. F.10 (7) UDH/3/2009 Part- III dated 01/05/2017.

Ref. :- BIDA, Bhiwadi Letter no. 1267/20 Dated 02.07.2020

Sir,

1. This is in reference to your letter dated 27.07.2020 regarding re-issuing of Completion Certificates for Phases- II of above mentioned project in accordance with the BIDA, Bhiwadi letter no. 1268/20 Dated 02.07.2020.
2. I am herewith enclosing the following for Phase II of above mentioned project :-
 - a) Checklist for Completion Certificate of Multistoried Building as Annexure 'A'.
 - b) Completion Certificate as Annexure 'B'.
 - c) 5Nos drawings as under:-
 - i) Site Plan
 - ii) Stilt Floor Plan of block Type B3 (Parking Arrangement site Plan)
 - iii) First Floor Plan (Site Plan)
 - iv) Block Type B3(S+12 Storied, Residential) Floor plans, elevations & sections

Yours faithfully,

Biswajit Sengupta

Biswajit Sengupta

Empanelled Architect

Encl: As above

BISWAJIT SENGUPTA
B. Arch, FIIA, AIID
Regd. Architect : CA/751836

Copy of Completion Certificate along with As Built Drawing forward to :-

1. Chief Executive Office, Bhiwadi Integrated Development Authority (BIDA), Bhiwadi-301019, District-Alwar (Rajasthan) PIN Code-301019

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ANNEXURE 'A'

Check List for

Completion Certificate of Multistoried Building

Applicant Name:- M/s Ashiana Housing Ltd.,
4th Floor, Village Center,
Ashiana Village, Vasundrara Nagar,
Bhiwadi-301019, Distt. Alwar (Rajasthan)

Architect Name & Registration no.: Biswajit Sengupta - CA / 75/886

Ashiana Nirmay Phase-II, Block No. B-03 as per BIDA Bhiwadi Approved Drawing, (Building No. 4 (B-04) as disclosed in RERA Registration and as per Physical Marking at site for Marketing Purpose)

Address (Proposed Building): - Residential Group Housing Project Ashiana Nirmay-II, (Block No. B-03 as per BIDA Bhiwadi Approved Drawing Building No. 4 (B-04) as disclosed in RERA Registration and as per Physical Marking at site for Marketing Purpose) Situated at Khasara No.169(Part), 171, 172, 173, 174 & 179, Village Thara, Tehsil Tijara Distt.- Alwar (Rajasthan).

Area [Sq. Mt.): FAR		Permissible FAR 65493.87 Sq. Mt. Total Approved FAR for Nirmay (Parcel-A) 55308.98 Sq. Mt. in which 54905.95 Sq. Mt. is Residential FAR	
Details of Building Plan Approval: Building Plan Approve Committee Meeting		<ul style="list-style-type: none">44th UIT Bhiwadi BPC Meeting on dated 12.09.2014 & Building Plan Approval Letter no. UIT/6179/15, dated 05.1.2015Revised Approval 61th UIT Bhiwadi meeting on dated 27.10.2017 & Building Plan Approval Letter no. UIT/8959/18 dated 15.01.201802 Year Time Extension Approval 4th BIDA Bhiwadi BPC meeting dated 13.06.2019 & Building Plan Approval Letter no. BIDA/2623/19, dated 30.08.2019	
S.No.	Details	Comments	
1	Size of the Plot	As Per approval	Available on Site
		35789 Sq Mt.	35789 Sq Mt.

2	Set backs		
		As per approval	Available on Site
	Front	15.16 Mt.& 16.16Mt	15.16 Mt.& 16.16Mt
	Side I	12 Mt	12 to 13.35 Mt.
	Side II	14.44 Mt. & 14.79	14.50Mt. & 14.90Mt
	Rear	09.28 Mt. & 12.84	09.28 Mt. & 12.84Mt.
3	Ground Coverage	As per approval	Available on Site
		24.35 For entire Project	2.72 % achieved in Phase-II Only
4	Basement (If Approved)		
	(i)	Ramp slope/Width)	NA
	(ii)	Staircase	NA
	(iii)	Set backs	NA
		Front	NA
		Side I	NA
		Side II	NA
		Rear	NA
	(iv)	Any other observation	NA
5	Height & Number of Floors	As per approval	Available on Site
		38.85 Mt. (Stilt+12)	38.85Mt. (Stilt+12)
6	F.A.R.	As per approval	Achieved F.A.R.
		54905.95 Sq Mt. (Residential FAR) for Entire Nirmay Project In which 14617.64 Sq. Mt. FAR achieved in Ph.I & Completion Certificate Issued on Dated 29.01.2018	8047 Sq. Mt. Achieved in Phase-II (Ph. II Built up Area is 10683.45 Sq. Mt.)
7	Parking	As per Approval	Available on Site

		ECU = 925 (In which 197.66 ECU provided in Ph. I)	ECU= 111 Phase-II
8	Cut out/Open to Sky/Ducts	As per approval.	Available on Site
		8.43 Sq. Mt. [Min] Per floor	8.43 Sq. Mt.[Min] Per floor
9	Projections/Balconies (Covered/extended)	As per approval	Available on Site
		Nil	All Project within set back
10	Certification for Fire Safety (Final)	Required	Obtained
11	Airport NOC (if required)	Not Required	Not Required
12	Environment Clearance (if required)	Required	Obtained
13	Certification from structural engineer (Earthquake Resistant)	Required	Obtained
14	Plantation on Site	Required	Provided
15	Rain Water Harvesting	Required	Provided
16	Waste water recycling	Required	_____
17	Sewerage Treatment plant	Required	1890 KLD Combined STP of Ashiana Town is Functional
18	Provision of Solid Waste Disposal	Required	Solid Waste Plant is Functional at Town Beta Capacity 400Kg. Per Day (8 Hours working)
19	Provision of Solar Panels/Solar Water Heaters	Required	Provided
20	Provisions for Physically Challenged Persons	Required	Provided
21	Internal Changes/Deviation if any	_____	No
22	Any other observation	_____	No

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Date: 29.07.2020


ANNEXURE 'B'

Ashiana Nirmay Phase-II, (Block No. B-03 as per BIDA Bhiwadi approved drawing, Building No. 4 (B-04) as disclosed in RERA Registration and as per Physical Marking at site for Marketing Purpose]

Completion Certificate

I hereby certify that the building constructed on Residential Group Housing Project Ashiana Nirmay, Phase-II, Block No. B-03 as per BIDA Bhiwadi approved drawing, (Building No. 4 (B-04) as disclosed in RERA Registration and as per Physical Marking at site for Marketing Purpose) situated at Khasra No. 169 (Part), 171, 172, 173, 174 & 179 at village - Thara, Tehsil- Tijara Distt.- Alwar (Rajasithan) 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 re-issued under my signature on 29.07.2020

Signature:



Architect: -

Biswajit Sengupta

Registration No.:

CA/75/886

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Regd. Architect : CA/75/886