

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

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Ph- 09887488263/ 01493-515305

A 305, Block 2, RANGOLI, Ashiana Village

Bhiwadi 301019, Alwar, Rajasthan

email: bsen.architect@gmail.com

Date: 14/ 03 /2022

To,

M/s Ashiana Housing Ltd.

4<sup>th</sup> Floor, Village Center,

Vasundhara Nagar, Bhiwadi,

Distt. Alwar Rajasthan

### Ashiana Nirmay Phase-III (Block No. B5 & B6) only

**Sub.: Completion Certificate for for "Ashiana Nirmay, Phase-III Block no. B-01 & B-02 as per BIDA Bhiwadi approved drawing (Building No. B2 (B-05) & B1(B-06) 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) under UDH, Govt of Rajasthan Order No. F.10 (7) UDH/3/2009 Part- III dated 01/05/2017 & CTP Rajasthan TPR: 9354/Project/EOI/Gen./679 dated 19.01.2022**

Sir,

This is in reference to your letter dated 08.02.2022 regarding issuing of Completion Certificates for Phases- III of above mentioned project in accordance with the order issued by UDH, Govt of Rajasthan dated 01/05/2017, CTP Govt. of Rajasthan TPR: 9354/Project/EOI/Gen./679 dated 19.01.2022 & Clause no. 16.5 of BIDA Model Building By-Laws 2021.

1. I am herewith enclosing the following for Phase III 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) Main Site Plan
  - ii) Stilt Floor Plan (Parking Arrangement site Plan)
  - iii) First Floor Plan ( Site Plan )
  - iv) Block Type B-05 & B-06 (S+12 Storied, Residential) Floor plans, elevations & sections

Yours faithfully,



Biswajit Sengupta

Empanelled Architect

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

Encl: As above

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

# Biswajit Sengupta .

## a r c h i t e c t

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Date: 14/03/2022

### ANNEXURE 'A'

#### Check List for Completion Certificate of Multistoried Building

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

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

#### Ashiana Nirmay Phase-III only

**Address (Proposed Building): - Residential Group Housing Project Ashiana Nirmay-III' Block no. B-01& B-02 as per BIDA Bhiwadi approved drawing (Building No,B2 (B5)& B1(B6) 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).**

<b>Area (Sq. Mt.): FAR</b>	<b>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</b>
<b>Details of Building Plan Approval:</b> Building Plan Approve Committee Meeting	<ul style="list-style-type: none"><li>• 44<sup>th</sup> UIT Bhiwadi BPC Meeting on dated 12.09.2014 &amp; Building Plan Approval Letter no. UIT/6179/15, dated 05.1.2015</li><li>• Revised Approval 61th UIT Bhiwadi meeting on dated 27.10.2017 &amp; Building Plan Approval Letter no. UIT/8959/18 dated 15.01.2018</li><li>• 02 Year Time Extension Approval 4<sup>th</sup> BIDA Bhiwadi BPC meeting dated 13.06.2019 &amp; Building Plan Approval Letter no. BIDA/2632/19, dated 30.08.2019</li><li>• 6 Month Time Extension approval 9<sup>th</sup> BIDA Bhiwadi BPC Meeting Dated 11.09.2020, &amp; Building plan letter 2587-88/20, dated 27.10.2020.</li><li>• Revised Approval 10<sup>th</sup> BIDA Meeting dated 19.01.2021 &amp; Building Plan Approval Letter No. 803/2021 on dated 09.03.2021</li></ul>

  
**BISWAJIT SENGUPTA**  
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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	5.44 % achieved in Phase-III 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 & Nirmay Ph. II FAR 8047 Sq. Mt. achieved & Completion Certificate Issued on Dated 29.07.2020	16094 Sq. Mt. <b>Achieved in Phase-III (Ph. III Built up Area is 21366.90 Sq. Mt.)</b>	

7	Parking	As per Approval	Available on Site
		ECU = 925 (In which 197.66 ECU provided in Ph. I & Ph. II 111 ECU)	ECU= 261 Phase-III (Block-B -05 & B -06) only
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

# Biswajit Sengupta.

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### ANNEXURE 'B'

Ashiana Nirmay Phase-III Block no. B-01 & B-02 as per BIDA Bhiwadi approved drawing [Building No,B2 (B-5) & B1(B-6) 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-III Block no. B-01 & B-02 as per BIDA Bhiwadi approved drawing [Building No,B2 (B-5) & B1(B-6) 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, Village Thara, Tehsil Tijara Distt.- Alwar (Rajasithan) owned and developed by M/s Ashiana Housing Ltd. 4<sup>th</sup> 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 14-03-2022

Signature:



Architect: -

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

Registration No.:

CA/75/886