

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

b.arch.,fiiia.,aiiid

Ph- 09887488263/9672972807, 01493-515305

A 305, Block 2, RANGOLI, Ashiana Village

Bhiwadi 301019, Alwar, Rajasthan

email: bsen.architect@gmail.com

Date: 29/01/2018

To

M/s Ashiana Housing Ltd.

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

Vasundhara Nagar, Bhiwadi,

Distt. Alwar Rajasthan

Ashiana Nirmay Phase- I Only

- Sub : Completion Certificate for Phase-I (Building Blocks Nos. B-1, B-2 & Club House) of residential group housing project of "Ashiana Nirmay" Parcel Land A of Ashiana Town Project at Village Thara Khasra No. 169 (Part), 171, 172, 173, 174 & 179 Tehsil Tijara Distt.Alwar (Rajasithan) under UDH, Govt of Rajasthan Order No. F.10 (7) UDH/3/2009 Part- III dated 01/05/2017.

Sir,


1. This is in reference to your letter dated 19/12/2017 regarding issuing of Completion Certificates for Phases- I of above mentioned project in accordance with the order issued by UDH, Govt of Rajasthan dated 01/05/2017.

2. I am herewith enclosing the following for Phase I :-

- a) Checklist for Completion Certificate of Multistoried Building as Annexure 'A'.
- b) Completion Certificate as Annexure 'B'.
- c) 10 Nos drawings as under:-

- i) Site Plan
- ii) Stilt Floor Plan of all blocks
- iii) First Floor Plan
- iv) Block- A (Residential) floor plans , elevations & sections,
- v) Block- C (Residential) floor plans , elevations &, sections
- vi) Block- E (Club House) floor Plans, Elevation & sections

Yours faithfully,



Biswajit Sengupta (BISWAJIT SENGUPTA

Empanelled Architect B. Arch, FIIA, AIID

Regd. Architect : CA/75/886

Encl: As above

Copy of Completion Certificate along with Fees Deposit Receipt in UIT Bhiwadi forward to :-

1. Secretary, Urban Improvement Trust, Bhiwadi-301019, District-Alwar (Rajasthan)

# Biswajit Sengupta .

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Date: 29/01/2018

### 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-I Only

**Address (Proposed Building):** Residential Group Housing Project Ashiana Nirmay-I [Building Blocks No.B-1, B-2 & Club House] of "Ashiana Nirmay" at Village Thara Khasara No.169(Part), 171, 172, 173, 174 & 179 Tehsil Tijara Distt.- Alwar [Rajasthan].

<b>Area (Sq. Mt.):</b> FAR	<b>Permissible FAR</b> 244543.69 Sq. Mt. <b>Total Approved FAR</b> for Nirmay (Parcel-A) 55308.98 Sq. Mt. in which 54905.95 Sq. Mt. is Residential FAR
<b>Details of Building Plan Approval:</b> Building Plan Approve Committee Meeting	44 <sup>th</sup> UIT Bhiwadi BPC Meeting on dated 12.09.2014 & Building Plan Approval Letter no. UIT/6179/15, dated 05.1.2015 Revised Approval 61 <sup>st</sup> UIT Bhiwadi BPC Meeting on dated 27.10.2017 & Building Plan Approval Letter no. UIT/8959/18, dated 15.01.2018

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	15.0 Mt.	Mt.15.0 Mt.
	Side I	12 Mt	12.0to13.35Mt.

	Side II		12 Mt.	12.0Mt.
	Rear		09 Mt.	21.47Mt.
3	Ground Coverage		As per approval	Available on Site
			24.35% For entire Project	achieved in 6.20 % Phase-I 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
			32.95 Mt. (Stilt+10)	32.95Mt. ( Stilt+10)
6	F.A.R.		As per approval	Achieved F.A.R.
			55308.98 Sq Mt. For Entire Project	Achieved in <b>14,617.64</b> Sq. Mt Phase-1 only
7	Parking		As per Approval	Available on Site
			ECU = 925 For entire Project	ECU= 197.66 Phase-I only
8	Cut out/Open to Sky/Ducts		As per approval	Available on Site
			8.12 Sq. Mt Per floor	8.12 Sq. Mt Per floor
9	Projections/Balconies		As per approval	Available on Site



	(Covered/extended)	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	STP Under Construction Est.to be commissioned by 15-03-18
18	Provision of Solid Waste Disposal	Required	Collection of waste and further disposal is achieved through vendors
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**  
 B. Arch, FIIA, AIID  
 Regd. Architect : CA/75/836

**Biswajit Sengupta .**

**a r c h i t e c t**

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email: [bsen.architect@gmail.com](mailto:bsen.architect@gmail.com)

Date: 29/01/2018

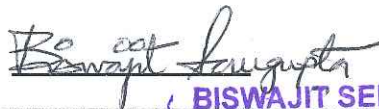
**ANNEXURE 'B'**

**Ashiana Nirmay Phase- I Only**

**Completion Certificate**

I hereby certify that the building constructed on Residential Group Housing Project Phase-I (Building Blocks Nos. B-1, B-2 & Club House) of "Ashiana Nirmay" Parcel Land A of Ashiana Town Project at Village Thara Khasra No. 169 [Part], 171, 172, 173, 174 & 179 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 Including Club House) is also in accordance with the approved plan. Hence the Completion Certificate is issued under my signature on 29/01/2018.

Signature:



**BISWAJIT SENGUPTA**

**B. Arch, FIIA, AIID**

Architect: -

Biswajit Sengupta

**Architect : CA/75/886**

Registration No.:

**CA/75/886**

Date: 19 / 12 / 2017

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 Phase- I (Building Blocks No. B-01, B-02 & Club House) for our residential project "Ashiana Nirmay" at Khasra No. 169(Part), 171,172,173,174,179 at Village-Thara, Tehsil-Tijara, Distt.-Alwar, Rajasthan.

Ref : 1. UDH Order No. क्रमांक: प.10 (7) नविवि/एनएचपी/2010 पार्ट-III dated 22/02/2017 regarding issuing of Completion Certificate.  
2. Order No. क्रमांक: प.10 (7) नविवि/नविवि/2009 पार्ट-III dated 10/04/2017 regarding empanelment of Architect.  
3. 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

Dear Sir,

1. The construction work of Phase- I (Building Blocks No. B-01, B-02 & Club House) along with Common Facilities & Common Facility Areas has been completed in our above mentioned project. Phase details are as follows:-

**Phase I:-**

Completion Date of Phase I :- 13.11.2017

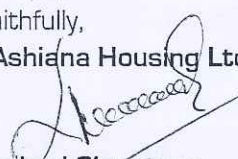
- Total No. of Blocks 02 (Building Blocks No. B-01 & B-02)

(a) Total 1BHK	= 20
(b) Total 2BHK	= 60
(c) Total 3BHK	= 80
(d) Club House	
Total No. of Units	= <b>160</b>

2. We have deposited the completion certificate charges for Ph. I (Block B-1, B-2 & Club House) amount Rs. 3,23,991/- on dated 15.11.2017 for the gross built up area of Ph. I (Block B-1, B-2 & Club House) 21599.34 Sq.Mt in UIT Bhiwadi. The Copy of payment receipt is attached for your reference.
3. We request you to examine the details for completion and issue us the completion certificate of Phase I (Block No. B-1, B-2 & Club House) of our above mentioned project.

Thanking you,

Yours faithfully,  
for M/s Ashiana Housing Ltd.

  
Authorized Signatory

Ashiana Housing Limited

4<sup>th</sup> Floor, Village Centre, Ashiana Village, Vasundhara Nagar, Bhiwadi 301 019 T: 01493 515 615

E: sales@ashiana.com, info@ashianahousing.com

Regd. Office: 5F Everest, 46/C, Chowringhee Road, Kolkata 700 071



AHL/Bhw/SURBHI/ 13/11/2017

To,

The Secretary,  
UIT Bhiwadi,  
Alwar(Rajasthan).

**Subject: Completion Certificate Fees Deposition for our Group Housing Project Ashiana NIRMAY Ph. I at Village-Thara, Tehsil-Tijara.**

**Ref.:- UDH Rajasthan Order dated 22.02.17; 1.05.17**

Dear Sir,

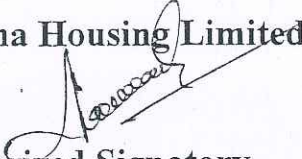
With reference of above mention subject we would like to inform you that we have completed the partial construction work of our Group Housing Project "Ashiana NIRMAY Ph. I" at Village-Thara, Tehsil-Tijara according to UIT Bhiwadi approved drawings no. 6179/15 dated 5.1.2015 within requisite time period. The Gross Built up Residential Area for Ph. I including club house area is 21599.34 Sq.Mt..

We are depositing attached herewith **Rs. 3,23,991/-** the completion certificate charges as prescribed in Unified Building By-Laws 2017 by the way of HDFC Bank Bhiwadi Manager's Cheque No. 022094 dated 13.11.17. As per UDH order dated 22.2.17; 1.5.17 we will apply for completion certificate to UDH Empanelled Architect along with fees deposit receipt.

So you are requested to please deposit the completion certificate fees according to Unified Building By Laws-2017 provisions and issue us receipt of same.

Thanking you.

**For Ashiana Housing Limited**

  
**Authorized Signatory**



आशियाना निर्माण फेज - प्रथम ( ब्लॉक B-1 & B-2), मल्लव 134  
कार्यपूर्णता प्रमाण पत्र (Completion Certificate) आवेदन शुल्क

जमाकर्ता प्रति  
**कार्यालय नगर विकास न्यास, भिवाडी**

यू.आई.टी. फार्म नं. 2 [I] नियमन  
(नियम 30 देखिए)

केश बुक पेज नं. .... दिनांक .....

चालान नं. .... / 2016-17

रकम जमा कराने वाले का नाम व पता	जिसकी तरफ से रकम जमा कराई जा रही है	आदेश का पूर्ण विवरण	मद	मद का विवरण	राशि
<p>मै 0 आशियाना हाउ लिंग 4 मंजिल विलेज सेक्टर वसुधरा नगर भिवाडी द्वारा कार्यपूर्णता आवेदन शुल्क जसिये डी0डी0 नं0 022094</p> <p>सचिव नगर विकास न्यास भिवाडी 15.11.17</p>	<p>योजना का नाम</p> <p>आवासीय आशियाना निर्माण फेज 1</p> <p>ग्राम -</p> <p>थडा</p> <p>तहसील -</p> <p>तिजारा</p> <p>खसरा नं.</p> <p>खसरा नं0 152 से 156 व अन्य</p> <p>क्षेत्रफल</p> <p>0</p>	<p>बैंक का नाम :- अरियन्टल बैंक ऑफ कामर्स, भिवाडी आई.एफ.एस. कोड :- ORBC0105276 खाता संख्या :- 52762040000010</p>	1. 90 ए के अर्न्तगत आवेदन शुल्क	0.00	
			2. नियमन राशि/रूपान्तरण शुल्क	0.00	
			3. रूपान्तरण राशि	0.00	
			4. लीज राशि एक मुश्त	0.00	
			5. बाह्य विकास शुल्क द्वितीय किस्त	0.00	
			6. पुर्नगठन राशि	0.00	
			7. यू.एल.बी को समर्पित भूमि की राशि	0.00	
			8. सुपर बीजन चार्ज	0.00	
			9. नाम हस्तान्तरण राशि	0.00	
			10. साईट प्लान चार्ज	0.00	
			11. प्रिन्टींग चार्ज	0.00	
			12. शास्ती राशि	0.00	
			13. आवेदन शुल्क	0.00	
			14. जांच शुल्क	0.00	
			15. नाम हस्तान्तरण राशि	0.00	
			16. भवन मानचित्र अनुज्ञा राशि	0.00	
			17. नकल राशि	0.00	
			18. लाईसेंस नवीनीकरण राशि	0.00	
			19. कार्यपूर्णता आवेदन राशि	323991.00	
			20. मलवा राशि	0.00	
21. भूखण्ड का उप विभाजत की राशि	0.00				
22. बैटामेन्ट राशि प्रथम किस्त	0.00				
23. अन्य /पत्रावली चार्ज/नकल	0.00				
योग:-				323991.00	

राशि शब्दों में:- तीन लाख तैईस हजार नौ सौ इक्यानवे रु मात्र.....

हस्ताक्षर जमाकर्ता  
15.11.17

संतोष कुमार सैनी  
वरिष्ठ लिपिक  
नगर विकास न्यास, भिवाडी