

CEO
BIDA, Bhiwadi
Alwar (Raj)

Date: 01-03-2023

**Sub:-Submission of documents for issuing Final Completion
Certificate for project Upvan The Garden City, Behror.**

Sir,

As we mentioned above, we are pleased to submit all required documents for Final Completion Certificate of project **"UPVAN THE GARDEN CITY"** situated at Plot No.-1 (Part-A & Part-1B, Area 1,15,385.63 sq.mtrs.) of Plot No. UD-1, NH-08 (Jaipur to Delhi side), Behror, Alwar (Raj). Maps approved under Chief Minister Jan Awas Yojana 2015. Owned/Developed by M/s Siddhi Multi-Trade Pvt. Ltd./ Reverence Infrastructure India LLP/

Enclosed:-

1. Completion Certificate with Check List
2. Completion Certificate Fee receipt from BIDA

We are hereby enclosed all above mentioned documents.

Regards,


Ar-BRAHMA NAND KUMAWAT
CTP Raj/Architect/2021/61

COMPLETION CERTIFICATE

As per Rule no. 16 of Model Rajasthan (Urban Area) Building Regulation, 2020,
I do hereby certify: -

That the Project "**UPVAN THE GARDEN CITY**" situated at Plot No.-1 (Part-A & Part-1B, Area 1,15,385.63 sq.mtrs.) of Plot No. UD-1, NH-08 (Jaipur to Delhi side), Behror, Alwar (Raj) Owned/developed **M/S SIDDHI MULTITRADE PVT. LTD. / REVERENCE INFRASTRUCTURE INDIA LLP.** having registered office at 5A & 5D, Corporate Tower A-2, Near Jawahar Circle, JLN Marg, Jaipur 302017 Rajasthan for which completion certificate is issued, has been inspected by me. The building constructed is as per approved maps & as per prevailing building bye-laws. It is certified that Completion Certificate is issued in accordance to Rule No. 16.5 of Model Rajasthan (Urban Area) Building Regulation, 2020. Hence the Final Completion Certificate is issued under my signature on 01.03.2023.


Ar-BRAHMA NAND KUMAWAT
CTP Raj/Architect/2021/61

Architect: BRAHMANAND KUMAWAT

COA REGISTRATION NO -CA/2013/59525

EMPANELMENT REGISTRATION NO -CTP RAJ/ARCHITECT/2021/61

General Check List
FINAL COMPLETION CERTIFICATE
Of Project "UPVAN THE GARDEN CITY", BEHROR
(Under Chief Minister Jan Aawas Yojna- 2015)

1. Name of Plot Owner/Developer : **M/S SIDDHI MULTI-TRADE PVT. LTD /
REVERENCE INFRASTRUCTURE INDIA LLP**
2. Ownership details:-
 - Date of issue of Lease Deed : 14.12.2017
 - Type of Plot : Converted under CMJAY-2015
3. Name of Present Owner : **M/S SIDDHI MULTI-TRADE PVT. LTD /
REVERENCE INFRASTRUCTURE INDIA LLP**
4. Use of Plot (Land Use) (As per Lease Deed) : **RESIDENTIAL (CMJAY)**
5. Plot No./Address of Building/Site : **"UPVAN THE GARDEN CITY"** situated at Plot No.-1 (Part-A & Part-1B, Area 1,15,385.63 sq.mtrs.) of Plot No. UD-1, NH-08 (Jaipur to Delhi side), Behror, Alwar (Raj)
6. Plot Area : **TOTAL AREA =1,15385.63 SQ.MT.**
(As per Approved Building Plan) PART - A = 64667.48 SQ. MT.
PART - 1B = 50718.15 SQ. MT.
7. Approved of Building Plan vide committee meeting dated : **Vide UIT, Bhiwadi letter No.- 10193-94/18
Dated 07-03-2018**
8. Building Plan Approval as per Building Byelaws : **2017/2020**
9. Date of Release of approved building Plans : **07-03-2018**
10. Inspection Report
 - Date of Start of Construction : 11.03.2018
 - Date of Completion : 21.02.2023
 - Date of Site Inspection : 24.02.2023


Ar-BRAHMA NAND KUMAWAT
CTP Raj/Architect/2021/61

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 (Sq.mt)		TOTAL PLOT AREA =1,15385.63 SQ.MT. PART- A = 64667.48 SQ. MT. PART 01 B = 50718.15 SQ. MT.	TOTAL PLOT AREA =1,15385.63 SQ.MT. PART - A = 64667.48 SQ. MT. PART 01 B = 50718.15 SQ. MT.	TOTAL PLOT AREA =1,15385.63 SQ.MT. PART-A = 64667.48 SQ. MT. PART 01 B = 50718.15 SQ. MT.	
2.	Width of Road/Roads		NH-08	NH-08	NH-08	
3.	Direction/ Facing of plot (East/West/North/South/ Other)		East Facing	East Facing	East Facing	
4.	Setback (PART-A)	Direction				
	Front	EAST	9.00 Mt.	9.00 Mt.	9.00 Mt.	
	Side I	SOUTH	3.00 Mt.	3.00 Mt.	3.00 Mt.	
	Side II	NORTH	3.00 Mt.	3.00 Mt.	3.00 Mt.	
	Rear	WEST	3.00 Mt.	3.00 Mt.	3.00 Mt.	
	(i.)	Ground Coverage (Part-A)	37.66 %	37.66 %	37.66 %	
	(ii.)	Basement Floor/ Floors/Stilt Floor/Podium if any	G +4, G+2 & G+1	G +4, G+2 & G+1	G +4, G+2 & G+1	
	(iii.)	Ramp (Slope)	No ramp on site	No ramp on site	No ramp on site	
5.	(i.)	No. of Staircase (Part-A) (Part-B) Not Applicable	54	54	54	
		• Riser	.15 mt	.15 mt	.15 mt	
		• Tread	.30 mt	.30 mt	.30 mt	
	(ii.)	• Width	1.20mt/1.5mt/9.7 mt	1.20mt/1.5mt/9.7 mt	1.20mt/1.5mt/9.7mt	
		Lift/Elevator/ Escalator				
		• No. of Lift	52,	52,	Installed (Yes)	
6.	(i.)	• Size of Lift	1.6mt x 1.9mt	1.6mt x 1.9mt		
		Height (From Plinth Level)	14.50 mt.	14.50 mt.	14.50 mt.	
		No. of Floor	G +4, G+2 & G+1	G +4, G+2 & G+1	G +4, G+2 & G+1	
		Excluding parapet/ Mumty/Lift Machinery Room/any other architectural element	14.95 mt (from Road level)	14.95 mt (from Road level)	14.95 mt (from Road level)	
	(ii.)	Including parapet/ Mumty/Lift Machinery Room/any other Architectural element	20.19 mt (from Road level)	20.19 mt (from Road level)	20.19 mt (from Road level)	
7.	B.A.R. (As applicable floor wise B.A.R.		Part-A, = 1.93 Part-B = 0.67	Part-A, = 1.93 Part-B = .67	Part-A, =1 .93 Part-B = .67	

Ar-BRAHMA NAND KUMAWAT
CTP Raj/Architect/2021/61

8.	Height of Compound wall	As per Site	As per Site	As per Site	
	No. of Entry/Exit & width	01	01	01	
	Part A	16.66 Mt.	16.66 Mt.	16.66 Mt.	
	Part B	01	01	01	
		15.00 Mt.	15.00 Mt.	15.00 Mt.	
	Security Room Size Part A	3.54 mt x 4.75 mt	3.54 mt x 4.75 mt	3.54 mt x 4.75 mt	
	Security Room Size Part B	3.54 mt x 4.75 mt	3.54 mt x 4.75 mt	3.54 mt x 4.75 mt	
	Other Services in Setbacks	Substation, Gate house, STP, UGWT	Substation, Gate house, STP, UGWT	Installed (Yes)	

B- Parking Parameters :					
S. No.	Details	Comments		Essentials	
		As per approved Plan	As per Site	For Completion	For at the time of Utilization Certificate
1.	Total E.C.U. required (PART-A)	3635 two wheelers EWS/LIG COMMERCIAL BLOCKA =43 E.C.U. BLOCK-B=53.33 E.C.U.	3635 two wheelers EWS/LIG COMMERCIAL BLOCKA =43E.C.U. BLOCK-B=53.33 E.C.U.	3635 two wheelers EWS/LIG COMMERCIAL BLOCKA =43E.C.U. BLOCK-B=53.33 E.C.U.	
	Total E.C.U. required (PART-B)	312 Two wheelers For G+2 EWS /LIG Walkup 237 Car for All type of Villas 4 Cars and 4 two wheelers for Library	312 Two wheelers For G+2 EWS /LIG Walkup 237 Car for All type of Villas 4 Cars and 4 two wheelers for Library	312 Two wheelers For G+2 EWS/LIG Walkup 237 Car for All type of Villas 4 Cars and 4 two wheelers for Library	
2.	Total No. of Car Parking				
	• Basement (I, II, III...)	NA	NA	NA	
	• Stilt	NA	NA	NA	
	• Open Area	COMMERCIAL BLOCK A =32 BLOCK-B=40 Library = 04	COMMERCIAL BLOCK A =32 BLOCK-B=40 Library = 04	COMMERCIAL BLOCK A =32 BLOCK-B=40 Library = 04	
	• Visitors	Part A= 18 Cars Part B = 01 Car	Part A= 18 Cars Part B = 01 Car	Part A= 18 Cars Part B = 01 Car	
	• Mechanical Car Parking	NA	NA	NA	
	• Provision of Car Lift	NA	NA	NA	
3	Two Wheeler Parking	4024 Scooters	4024 Scooters	4024 Scooters	


Ar-BRAHMA NAND KUMAWAT
CTP Raj/Architect/2021/61

C- Safety Parameters (Fire & Structure) :					
S.No.	Details	Comments		Essentials	
		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	Provided Only for Commercial	Provided Only for Commercial	Provided Only for Commercial	
2.	Certificate from Structural Engineer (Earthquake resistant)	As per Norms to be Provided	Provided as per Norms	Provided as per Norms	

D- Environmental Parameters :					
S.No.	Details	Comments		Essentials	
		As per approved Plan	As per Site	For Completion	For at the time of Utilization Certificate
1.	Rain Water Harvesting	As per Norms to be Provided	Provided as per Norms	Installed (Yes)	
2.	Waste Water Treatment/ Recycling	As per Norms to be Provided	Provided as per Norms	Installed (Yes)	
3.	Provision of Sewerage line and Sewerage Treatment Plan	As per Norms to be Provided	Provided as per Norms	Installed (Yes)	
4.	Provision of Solid Waste Management	As per Norms to be Provided	Provided as per Norms	Installed (Yes)	
5.	Certificate for Environment Clearance (if applicable)	Provided as per Norms	Provided as per Norms	Provided as per Norms	
6.	Provision of Solar Panels/ Solar Water Heater	Provided as per Norms	Provided as per Norms	Installed (Yes)	

E- Green Parameters :					
S.No.	Details	Comments		Essentials	
		As per approved Plan	As per Site	For Completion	For at the time of Utilization Certificate
1.	Cut-Outs/Open to Sky/ Ducts	6.07sq. mt.	6.07 sq. mt.	6.07 sq. mt.	
2.	Projections/ Balconies etc.(Covered/ extended)	1.20 mt. and 1.5 mt	1.20 mt. and 1.5 mt	1.20 mt. And 1.5 mt	
3.	Provision of Water Supply	As per Norms to be provided	Provided as per Norms	Installed (Yes)	
4.	Provision of Power/Electrical connectivity including transformer Placement (if required)	As per Norms to be provided	Provided as per Norms	Installed (Yes)	
5.	Site development including parking sinages, pathway, street lighting	As per Norms to be provided	Provided as per Norms	Installed (Yes)	
6.	Provisions for physically challenged persons	As per Norms to be provided	As per Norms	As per Norms	
7.	Architecture finishing i.e. paint false ceiling and interior furnishing etc.	Provided	Provided	Provided	
8.	Internal Changes Deviation if any	No	No	No	

Brahma
Ar-BRAHMA NAND KUMAWAT
CTP Raj/Architect/2021/61