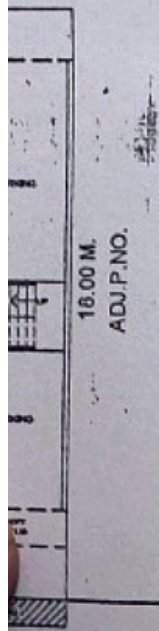


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ENCEMENT  
25/02/2020

*Sanjay D. Duvankar*  
Sanjay D. Duvankar  
L.E., B.E. (CIVIL)  
CONSULTING CIVIL ENGINEER  
Nashik

ENGINEER  
S DEPARTMENT  
SHIK



ROAD  
ROAD



GLOW

STAMP OF APPROVAL

FULL COMPLETION PLAN APPROVED

As per the accompanying  
Occupancy Certificate  
No. Nashik/ 8210C/398/2022  
Date: 24/07/2022

*[Signature]*  
SECTIONAL ENGINEER,  
TOWN PLANNING DEPARTMENT  
NASHIK MUNICIPAL CORPORATION, NASHIK

AREA STATEMENT	SQ.MT
1. Area of plot (Minimum area of a,b,c to be considered)	117.00
a) As per ownership document ( 7/12 ; CTS Extract)	117.00
b) As per masurment shrrt	117.00
c) As per site	117.00
2. Deduction for	
a) Proposed D.P./ D.P. Road wodening area	4.88
b) Any D.P. Reservation area	---
( Total of a+b )	---
3. Gross Area of plot (1-2)	112.12
4. Recreational open space	
(i) Required.	---
(i) Proposed	---
5. Amenity Space	
(i) Required	---
(i) Proposed	---
6. Service road and Highway widening	---
7. Internal Road area	---
8. Net Area of Plot = [3-5(b)]	112.12
9. Built up area with reference to basic F.S.I. as per front road width (sr. no. 8 X 1.1)	123.33
10. Addition of area for F.S.I.	
(i) In-situ area against D.P. road [1.85X sr.no.2(a)], if any	---
(i) In-situ area against Amenity Space [2.00 or 1.85 x sr.no.5(b)]	4.88
(c) Premium FSI area (subject to maximum of 0.3 of sr.no.8)	---
(e) TDR area	31.00
(e) Additional FSI area under chapter VIII	---
( Total of a+b+c+d+e )	---
11. Total area available (9+10)	159.21
12. Maximum utilization of F.S.I Permissible as per Road width (as per regulation no. 15.4)	1.80
13. Total Built-up Area in proposed. (excluding area at Sr.no.15.b)	
(i) Existing Built-up Area	
(ii) Proposed Built-up Area	

NT  
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anjanay G. Duvankar  
CONSULTING CIVIL ENGINEER  
Nashik

SECTIONAL ENGINEER,  
TOWN PLANNING DEPARTMENT  
NASHIK MUNICIPAL CORPORATION, NASHIK

MENT

AREA STATEMENT	SQ.MT
1. Area of plot (Minimum area of a,b,c to be considered)	117.00
a) As per ownership document ( 7/12 ; CTS Extract)	117.00
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c) As per site	117.00
2. Deduction for	
a) Proposed D.P./ D.P. Road wodening area	4.88
b) Any D.P. Reservation area	---
( Total of a+b )	---
3. Gross Area of plot (1-2)	112.12
4. Recreational open space	---
(a) Required	---
(b) Proposed	---
5. Amenity Space	---
(a) Required	---
(b) Proposed	---
6. Service road and Highway widening	---
7. Internal Road area	---
8. Net Area of Plot = [3-5(b)]	112.12
9. Built up area with reference to basic F.S.I. as per front road width (sr. no. 8 X 1.1 )	123.33
10. Addition of area for F.S.I.	---
(a) In-situ area against D.P. road [1.85X sr.no.2(a)], if any	4.88
(b) In-situ area against Amenity Space [2.00 or 1.85 x sr.no.5(b)]	---
(c) Premium FSI area (subject to maximum of 0.3 of sr.no.8)	31.00
(d) TDR area	---
(e) Additional FSI area under chapter VIII	---
( Total of a+b+c+d+e )	---
11. Total area available (9+10)	159.21
12. Maximum utilization of F.S.I Permissible as per Road width (as per regulation no. 15.4 )	1.80
13. Total Built-up Area in proposed.(excluding area at Sr.no.15,b)	
(a) Existing Built-up Area	---
(b) Proposed Built-up Area COMPLICATION AREA	158.04
(c) Excess Balcony area counted in F.S.I.	---
(d) Excess Double Height terrace area counted in F.S.I.	---
( COMPLICATION AREATotal of a+b+c+d )	158.04
14. F.S.I. Consumed (13/8) (should not be more than serial no. 12 above.)	1.40
15. Area for inclusive Housing, if any	
(a) Required(20% of Sr.no.9)	
(b) Proposed	

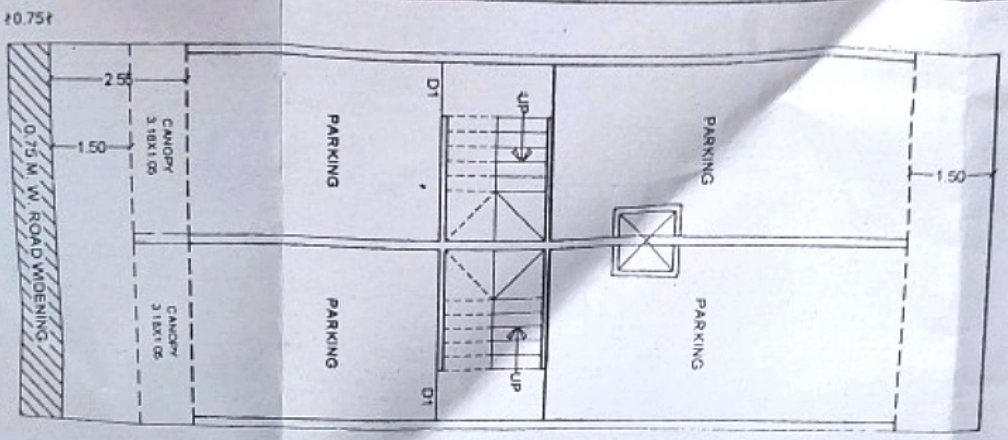
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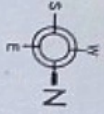
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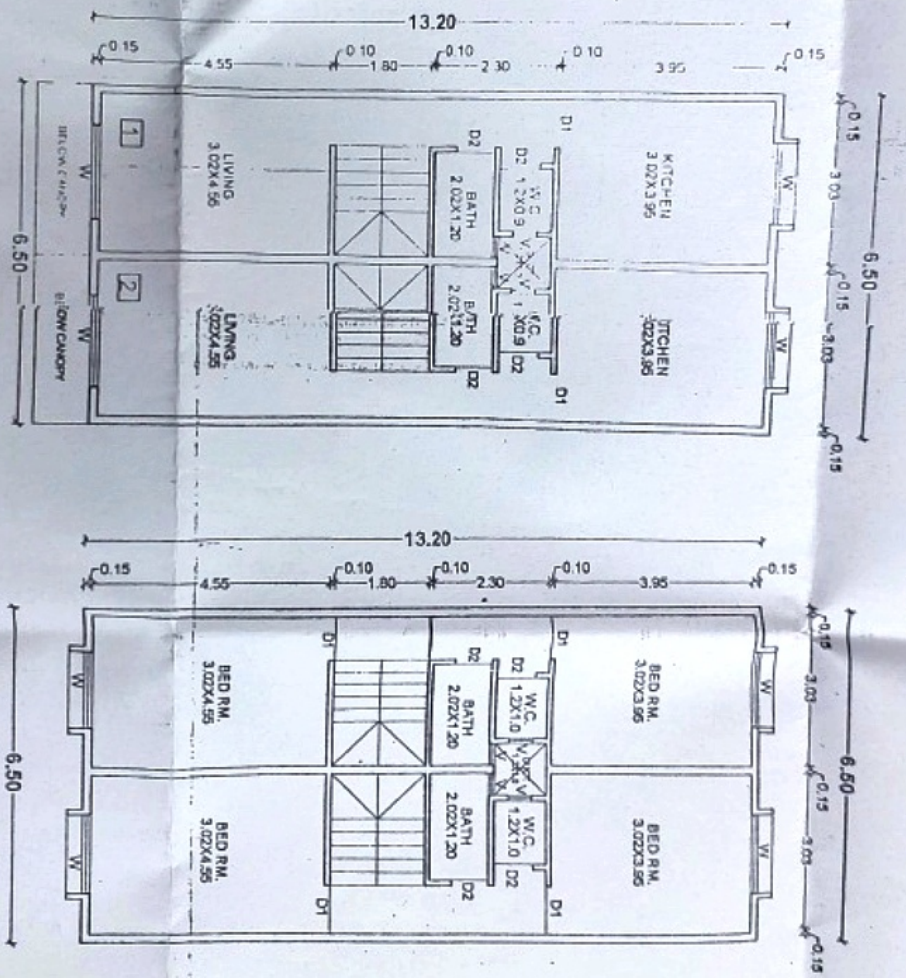
ELEVATION  
SCALE-1:100



PARKING FLOOR PLAN  
SCALE-1:100



SECTION AT - A A  
SCALE-1:100



FIRST FLOOR PLAN  
SCALE-1:100

SECOND FLOOR PLAN  
SCALE-1:100

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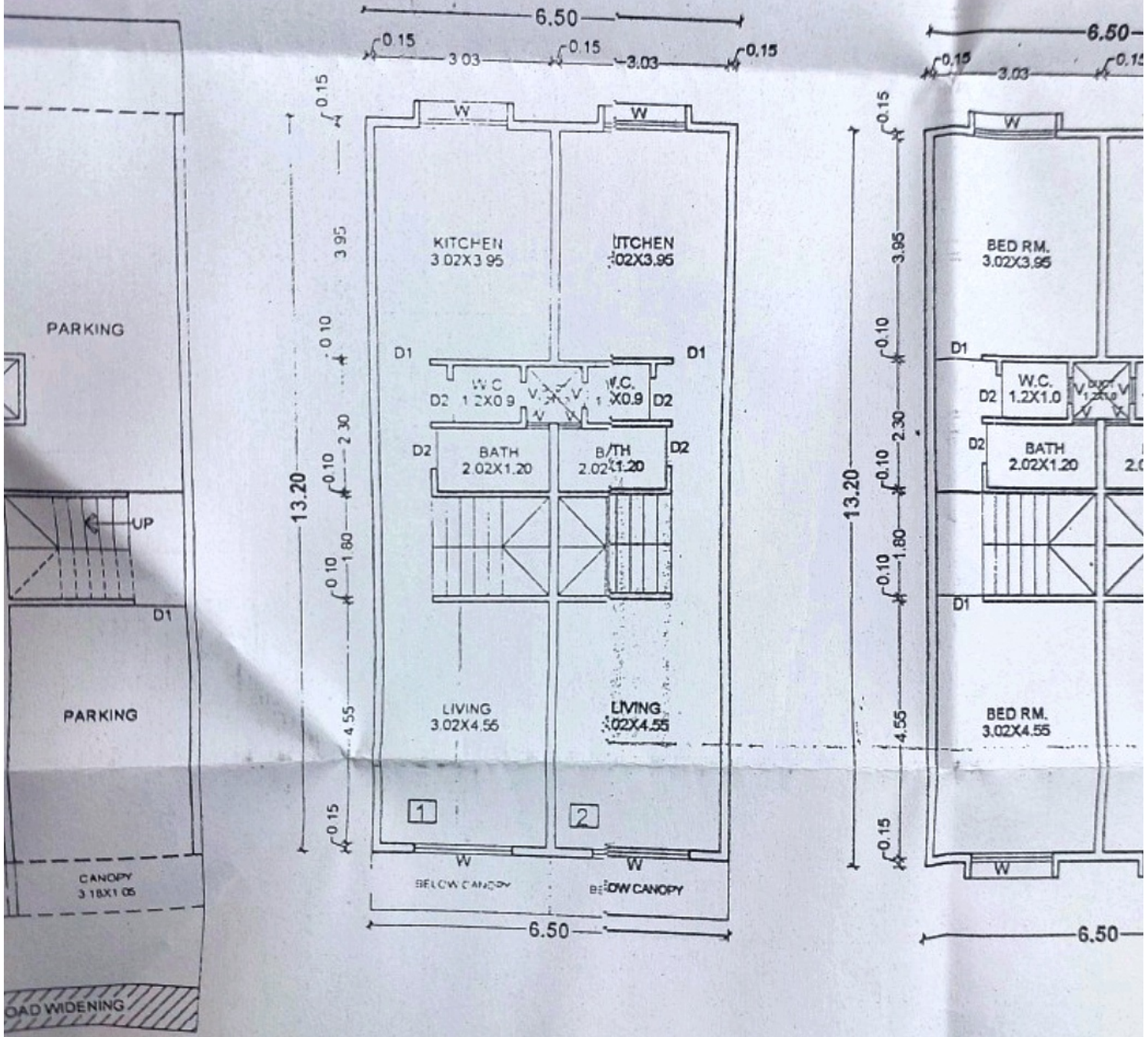
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- a) BOUNDR
  - b) PROPOS
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SECTION AT - AA  
SCALE- 1:100

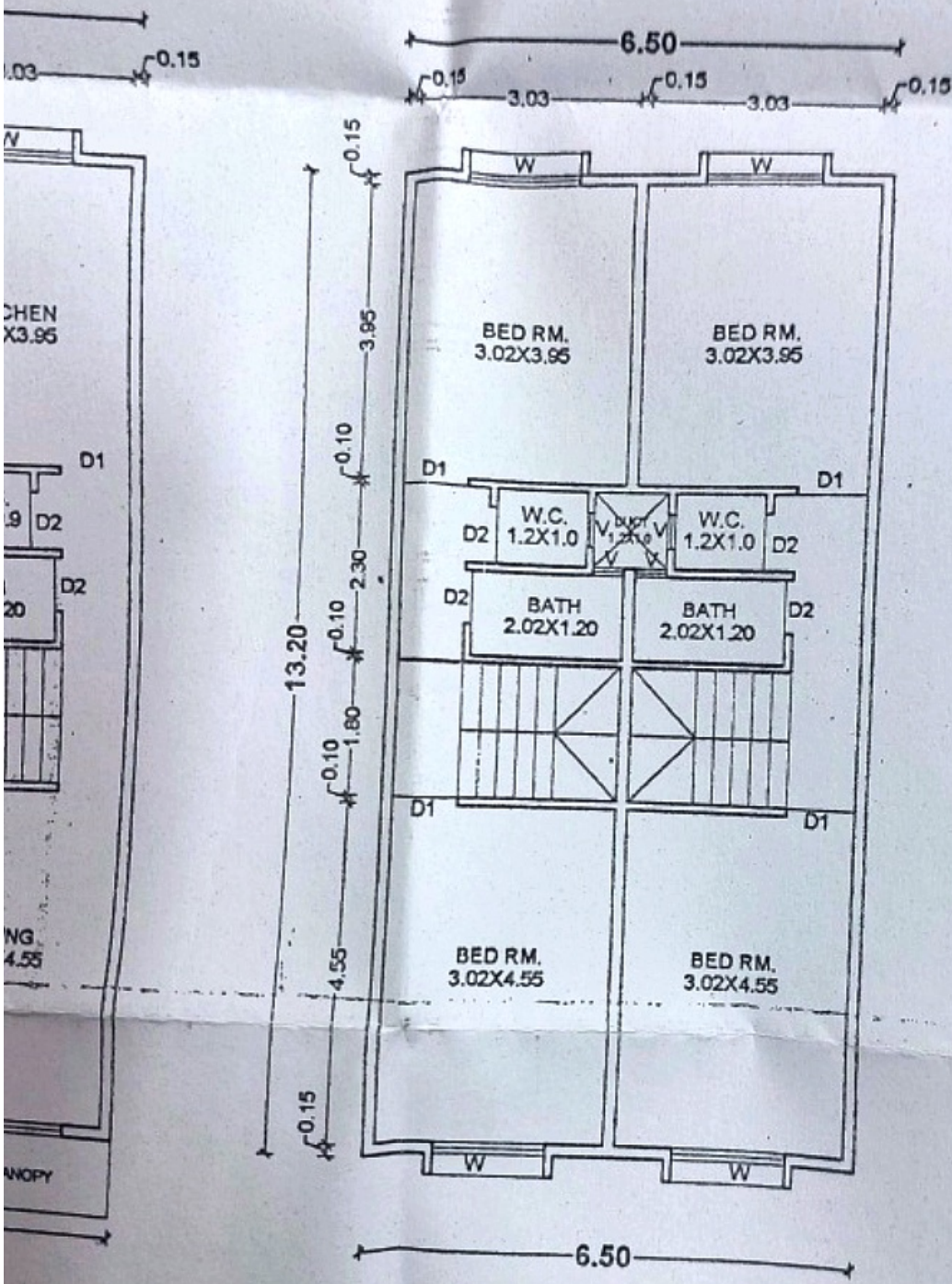


OR PLAN  
SCALE- 1:100

FIRST FLOOR PLAN  
SCALE- 1:100

SECOND FLOOR  
SCALE-

SECTION AT - AA  
SCALE- 1:100



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- NOTES :
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  - b) PROPC
  - c) DRAIN

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SECOND FLOOR PLAN  
SCALE- 1:100

SCHEDULE OF DOORS & WINDOWS		
D	1.00 X 2.10	FLUSH DOOR
D1	0.90 X 2.10	FLUSH DOOR
D2	0.75 X 2.10	FLUSH DOOR
W	1.50 X 1.20	ROLLING SHUTTER
W1	1.20 X 1.20	M. S. WINDOW
V	0.60 X 0.75	M. S. VENTILATER

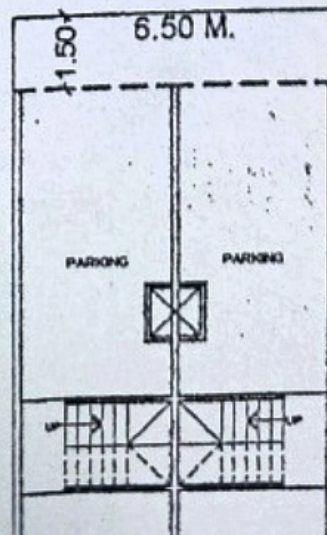
APPROVED

THE PLANS AMENDED IN  
AS PER CONDITIONED IN  
THE ACCOMPANING COMMENCEMENT  
CERTIFICATE CD /1076 DT. 25/02/2020

*Sanjay D.*  
CONSULTING CIVIL E

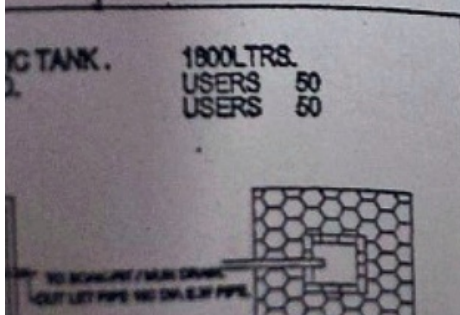
sd / xxx  
SECTIONAL ENGINEER  
OF TOWN PLANNING DEPARTMENT  
NMC NASHIK

ADJ. P.NO.



ADJ.P.NO.

18.00 M.  
ADJ.P.NO.



1. Area of (Minimum)
  - a) As per
  - b) As per
  - c) As per
2. Education
  - a) Approp
  - b) Any
3. Gross
4. Recreat
  - (i) Req
  - (b) Prop

D2	0.75 X 2.10	FLUSH DOOR
W	1.50 X 1.20	FLUSH DOOR
W1	1.20 X 1.20	ROLLING SHUTTER
V	0.60 X 0.75	M. S. WINDOW
		M. S. VENTILATER

APPROVED

THE PLANS AMENDED IN  
AS PER CONDITIONED IN  
THE ACCOMPANING COMMENCEMENT  
CERTIFICATE CD /1076 DT. 25/02/2020

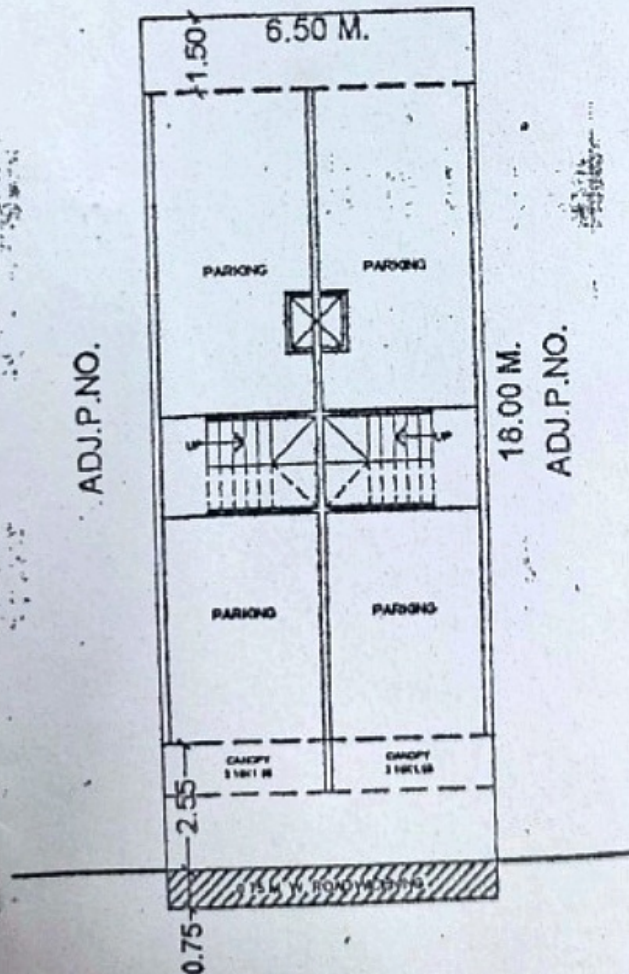
*Sanjay G. Deyankar*  
L. E., B. E. (C)  
CONSULTING CIVIL ENGINEER  
Nashik

sd / xxx  
SECTIONAL ENGINEER  
OF TOWN PLANNING DEPARTMENT  
NMC NASHIK

ADJ. P.NO.

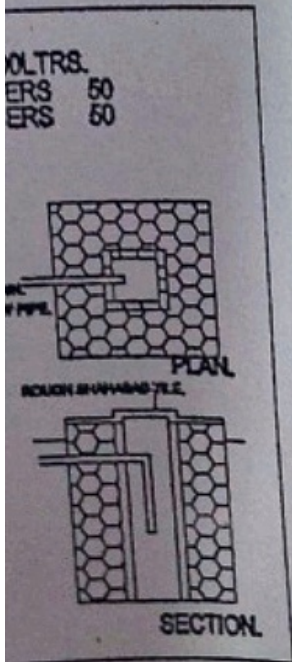
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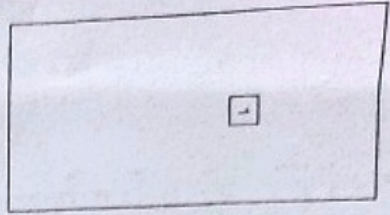


7.50 M. EXISTING ROAD

- Area of plot  
(Minimum area)  
a) As per own  
b) As per mas  
c) As per site
- Reduction for  
a) Proposed  
b) Any D.P. R
- Gross Area
- Recreational  
(a) Required  
(b) Proposed
- Amenity Spa  
(a) Required  
(b) Proposed
- Service road
- Internal Road
- Net Area of P
- Built up area  
(s/r. no. 8 X
- Addition of a  
(a) In-situ are  
(b) In-situ are

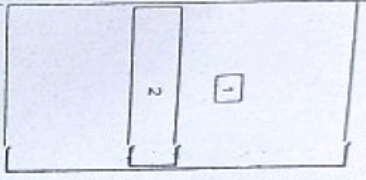






**AREA CALCULATION & DIAGRAM**  
**AREA CALCULATION ( FIRST FLOOR )**  
 BLOCK AREA = 8.50X13.20 = 85.80 SQMT  
 DEDUCTION = 1) 1.20X1.00 = 1.20 Sqmt  
**TOTAL DEDUCTION = 1.20 Sqmt**  
**FIRST B/UP = 85.80 - 1.20 = 84.60 Sqmt**

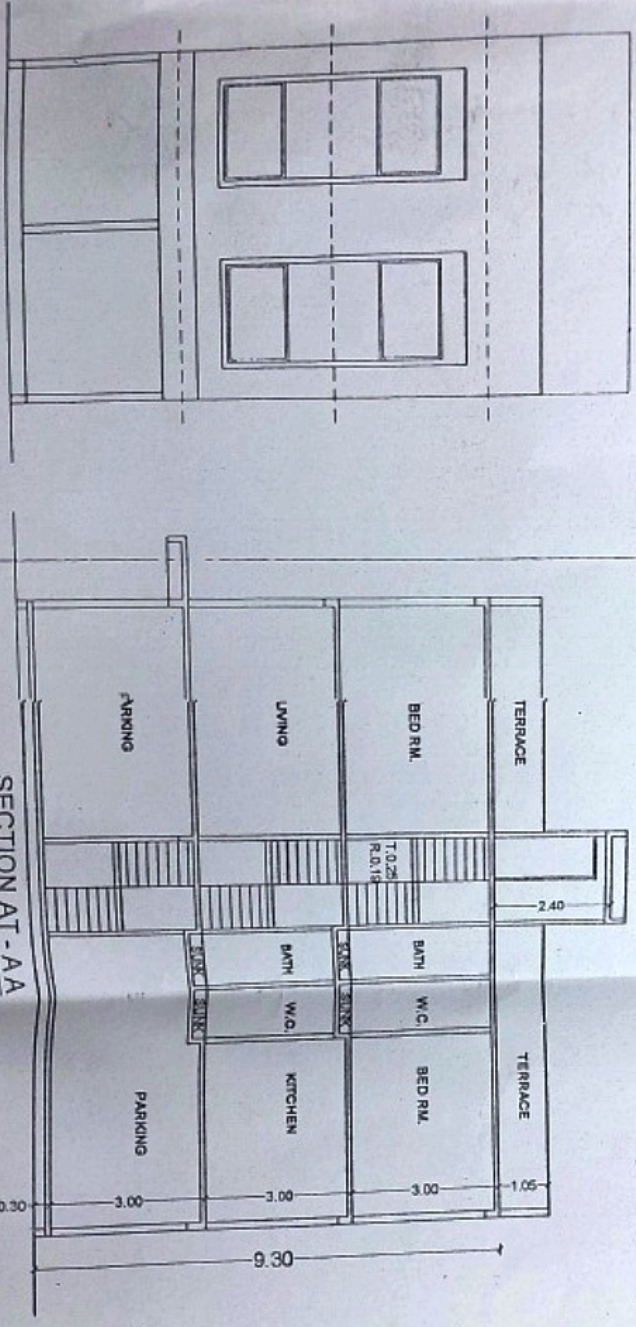
**TOTAL B/UP AREA = 84.60 + 73.44 = 158.04 SQ.M.**



**AREA CALCULATION & DIAGRAM**  
**AREA CALCULATION ( SECOND FLOOR )**  
 BLOCK AREA = 8.50X13.20 = 85.80 SQMT  
 DEDUCTION = 1) 1.20X1.00 = 1.20 Sqmt  
 2) 6.20X1.80 = 11.16 Sqmt  
**TOTAL DEDUCTION = 12.36 Sqmt**  
**SECOND B/UP = 85.80 - 12.36 = 73.44 Sqmt**

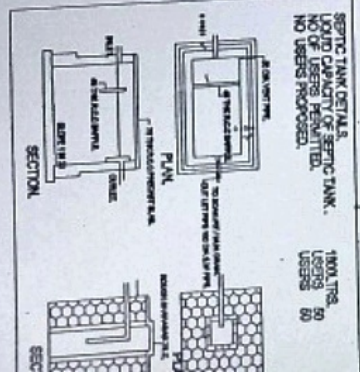


**LOCATION PLAN**  
 SCALE-1:10,000



**ELEVATION**  
 SCALE-1:100

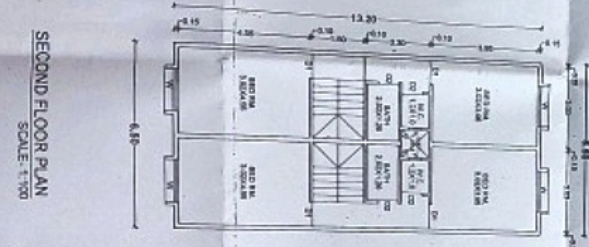
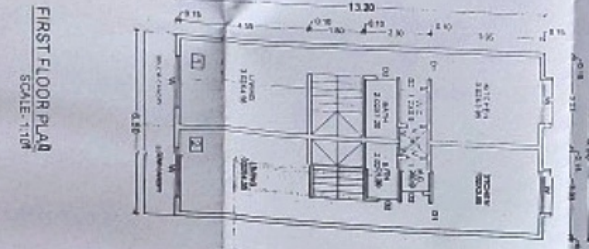
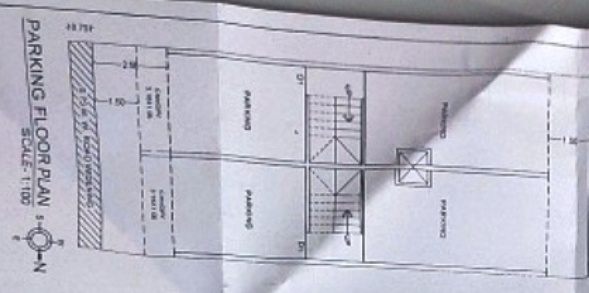
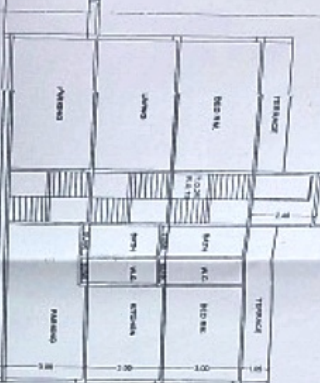
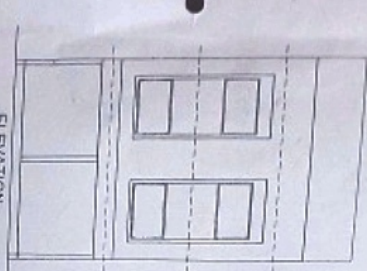
**SECTION AT - AA**  
 SCALE-1:100



COMPLICATIO

**AREA CALCULATION & SUMMARY**  
 AREA CALCULATION FIRST FLOOR  
 ROOM AREA = 8.50x13.20 = 112.10 SQ.M  
 TOTAL DEDUCTION = 11.20x13.20 = 147.84 SQ.M  
 TOTAL DEDUCTION = 1.20 SQ.M  
 NET AREA = 84.60 + 73.44 = 158.04 SQ.M

**AREA CALCULATION & SUMMARY**  
 AREA CALCULATION SECOND FLOOR  
 ROOM AREA = 8.50x13.20 = 112.10 SQ.M  
 TOTAL DEDUCTION = 11.20x13.20 = 147.84 SQ.M  
 TOTAL DEDUCTION = 1.20 SQ.M  
 NET AREA = 84.60 + 73.44 = 158.04 SQ.M



**STATUS OF DOCUMENT**

Sl. No.	Description	Date
1	APPROVED	08/11/2024
2	APPROVED	08/11/2024
3	APPROVED	08/11/2024
4	APPROVED	08/11/2024
5	APPROVED	08/11/2024
6	APPROVED	08/11/2024
7	APPROVED	08/11/2024
8	APPROVED	08/11/2024
9	APPROVED	08/11/2024
10	APPROVED	08/11/2024

**STAMP OF APPROVAL**  
**FULL COMPLIANCE PLAN APPROVED**  
 As per the regulations  
 No. 10000/2024/10000  
 Date: 04/11/2024  
**SECTIONAL ENGINEER,**  
 TOWN PLANNING DEPARTMENT  
 MUNICIPAL CORPORATION, PUNE

**COMPLETION PLAN OF ROW BUNGLOW**  
 ON S.NO. 908/3/25, P.NO. 25,  
 AT NASHIK SHIVAR TAL/DIST- NASHIK  
 FOR SHRI SHUBHAM MUKUNDA MUSALE

**Owner's Declaration**  
 I/We undertake hereby solemnly that I/We would abide by the standards by  
 Maharashtra Corporation. I/We would ensure the structure as per approved  
 plan. Also I/We would ensure the work under supervision of proper individual  
 person so as to retain the quality and safety of the work etc.

**CERTIFICATE OF AREA**  
 Certified that the plot under reference was surveyed by me on 01/11/2024 and the  
 dimensions of sides etc. Of plot stated on plan are as measured on site and the plan  
 so worked out sides with area stated on document of conformity T.P. Scheme  
 Record/Case Record Department/My Survey records.

Sl. No.	Description	Area (sq. m)	Rate	Total
1	Area of plot	112.10	112.10	112.10
2	Area of road	11.20	11.20	11.20
3	Area of drainage	1.20	1.20	1.20
4	Area of utility	1.20	1.20	1.20
5	Area of other	1.20	1.20	1.20
6	Area of total	137.90	137.90	137.90

**Sanjay Sayankar & Associates**  
 CONSULTING ENGINEER  
 2ND FLOOR, SANJOJI HEIGHTS,  
 SHANOLLA ROAD, NASHIK  
 VCR 90203015  
 SANJAY SAYANKAR  
 STRUC. ENGINEER  
 CIVIL ENGINEER  
 DATE: 12/08/2024  
 SCALE: 1:1000  
 SHEET: 1/1