

# COMPLETION PLAN

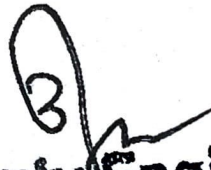
## STAMP OF APPROVAL

**APPROVED**

As per the accompanying  
occupancy Certificate

No. Nashik/ C2/25275/2020

Date : 16/03/2020



**Deputy Engineer**

Town Planning

Nashik Municipal Corporation, Nashik

### T.D.R. AREA STATEMENT

AREA OF PLOT AS PER 7/12 EXTRACT	___ 180.00 Sqm.
ALLOWABLE (T.D.R. 40.0% OF PLOT AREA)	___ 72.00 Sqm.
PROPOSED TAKEN T.D.R.	___ 75.00 Sqm.

### D.R.C. STATEMENT

D.R.C. ZONE - 'D'

D.R.C. No. 640, DATED - 26/07/2013

T.D.R. AGREEMENT

d) TENEMENT PERMITTED  
e) TENEMENTS PROPOSED

**PARKING STATEMENT**

- a) PARKING REQUIRED BY RULE
- b) GARAGES PERMISSIBLE
- c) GARAGES PROVIDED
- d) TOTAL PARKING PROVIDED

**COMPLETION PLAN  
PROPOSED BUILDING PLAN ON P. No. 5  
IN S.No.562 OF MAKHAMALABAD  
SHIWAR IN NASHIK. FOR -  
SHRI. NARENDRA SUDHAKAR JADHAV &  
SHRI. SANDIP SUDHAKAR JADHAV**



SHRI. NARENDRA S. JADHAV



SHRI. SANDIP S. JADHAV

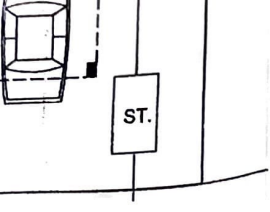
**OWNERS SIGN**



**ENGINEERS SIGN**

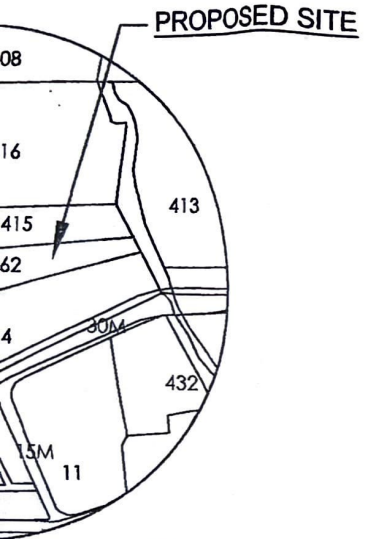
**"VASTUKALA"**  
**CONSULTING ENGINEER'S & ARCHITECTS**  
11, SHAMBHO Apt., UDAY COLONY,  
MAKHAMALABAD ROAD, PANCHAVATI,  
NASHIK 422 003  
Mob. - 9850824189





R WIDE ROAD

PLAN.  
1:200



<u>T.D.R. AREA STATEMENT</u>	
AREA OF PLOT AS PER 7/12 EXTRACT	___ 180.00 Sqm.
ALLOWABLE (T.D.R. 40.0% OF PLOT AREA)	___ 72.00 Sqm.
PROPOSED TAKEN T.D.R.	___ 75.00 Sqm.

<u>D.R.C. STATEMENT</u>	
D.R.C. ZONE - 'D'	
D.R.C. No. 640, DATED - 26/07/2013	
T.D.R. AGREEMENT No. 8923/2013, DATED - 30/07/2013	

<b>AREA STATEMENT</b>		<b>SQ. M</b>
1	AREA OF THE PLOT	180.00
2	DEDUCTIONS FOR	
	a) ROAD AQUISATION AREA	
	b) PROPOSED ROADS	
	c) ANY RESERVATION	
	TOTAL (a + b + c)	
3	NET GROSS AREA OF THE PLOT	180.00
4	DEDUCTIONS FOR	
	a) RECREATIONAL GROUND PER (RULE 11/3/1)	
	b) INTERNAL ROAD TOTAL (a + b)	
5	NET AREA OF THE PLOT	180.00
6	ADDITIONS FOR F.S.I. ( TOTAL BUILT UP AREA )	
	PROPOSE 1) 100 % SET BACK AREA	72.00
7	TOTAL AREA (5 + 6)	252.00
8	TOTAL F. S. I. PERMISSIBLE	1.00
9	PERMISSIBLE TOTAL FLOOR AREA (7 X 8)	252.00
10	EXISTING FLOOR AREA	-
11	PROPOSED AREA	249.04
12	EXCESS BALCONY AREA TAKEN IN TOTAL FLOOR	-
13	TOTAL BUILT UP AREA PROPOSED (10 + 11 + 12)	249.04
14	TOTAL BUILT UP AREA CONSUMED (13 / 7)	0.99 %
<b>BALCONY AREA STATEMENT</b>		
	a) PERMISSIBLE BALCONY AREA PER FLOOR	AS
	b) PROPOSED BALCONY AREA PER FLOOR	SHOWN
	c) EXCESS BALCONY AREA TOTAL	
<b>TENEMENT STATEMENT</b>		
	a) NET AREA OF THE PLOT	252.00
	B) LESS DEDUCTION OF NON RESIDENTIAL	
	AREA SHOP ETC	
	C) AREA OF TENEMENT (A - B)	252.00
	d) TENEMENT PERMISSIBLE AS 250 PER HECTOR	8 Nos.
	e) TENEMENTS PROPOSED	8 Nos.
<b>PARKING STATEMENT</b>		
	a) PARKING REQUIRED BY RULE	
	b) GARAGES PERMISSIBLE	
	c) GARAGES PROVIDED	
	d) TOTAL PARKING PROVIDED	

**COMPLETION PLAN**  
**PROPOSED BUILDING PLAN ON P. No. 5**  
**IN S.No.562 OF MAKHAMALABAD**  
**SHIWAR IN NASHIK. FOR -**  
**SHRI. NARENDRA SUDHAKAR JADHAV &**  
**SHRI. SANDIP SUDHAKAR JADHAV**

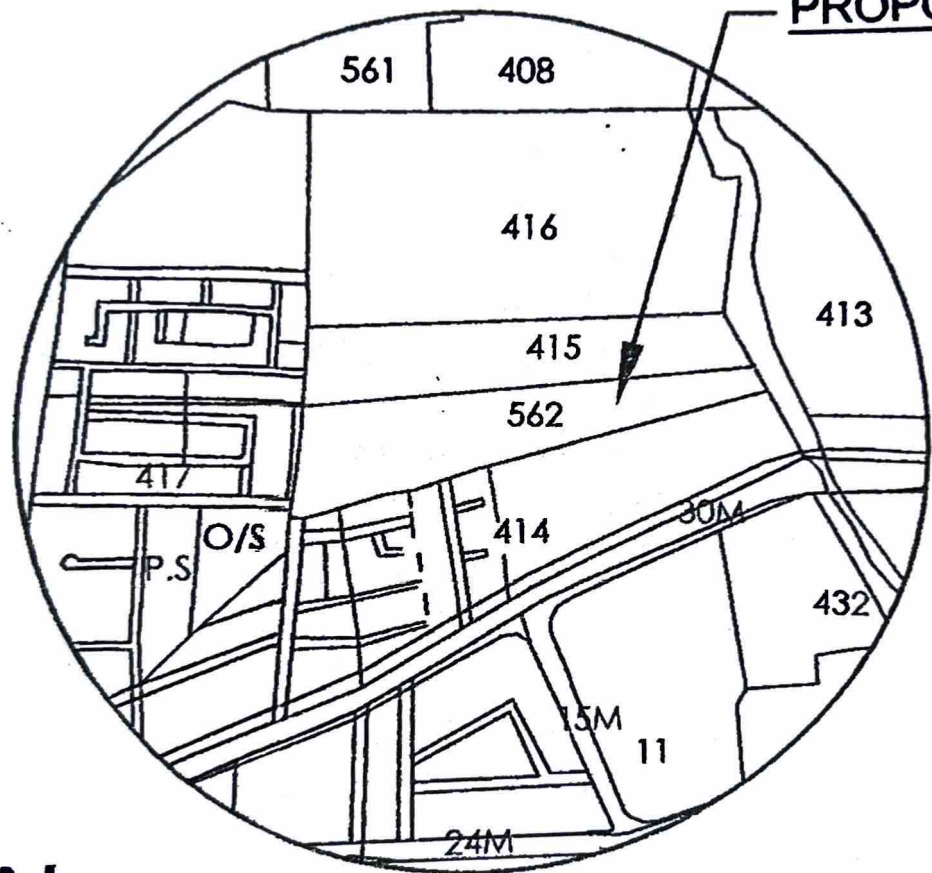
SURVEYED BY ME  
 OF THE PLOT  
 SO WORK OUT  
 SHIP / T.P. ACT

ARCHITECTS / ENGINEERS

THICK BLACK  
 IN RED

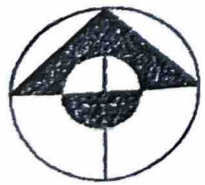


SCALE :- 1 : 200



PROPOSED SITE

N



LOCATION PLAN  
 SCALE 1 : 10,000

1	
2	D
	a
	b
	c
	T
3	M
4	D
5	
6	
7	
8	
9	
10	
11	
12	
13	
14	

CATION

NELLED DOOR

NELLED DOOR

NELLED DOOR

CERTIFICATE OF AREA

SURVEYED BY ME

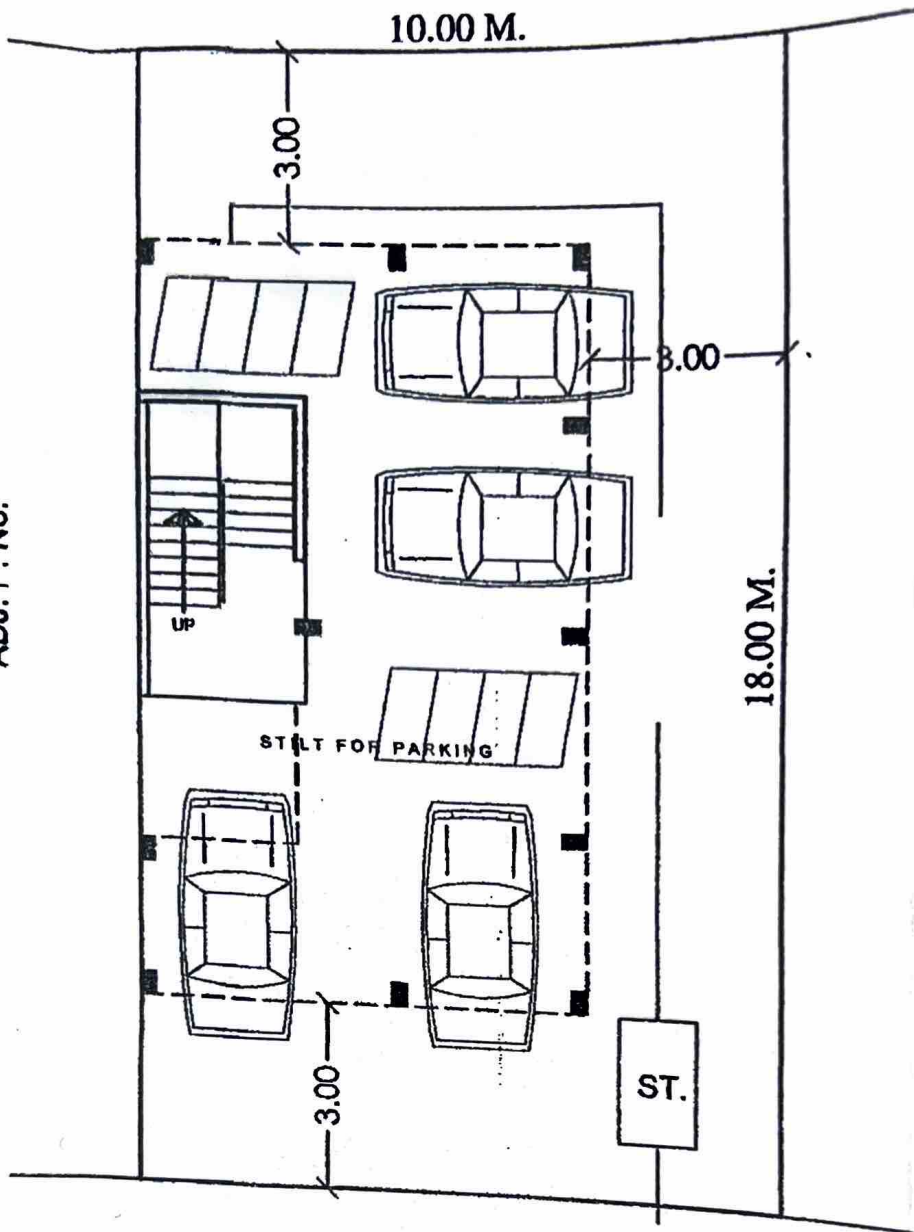


ADJ. P. No.

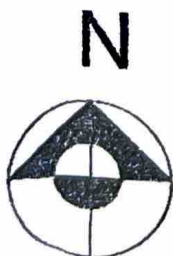
10.00 M.

ADJ. P. No.

ADJ. P. No.



9.00 METER WIDE ROAD



**SITE PLAN.**

SCALE :- 1 : 200



**PROPOSED SITE**

T  
A  
A  
P  
  
D  
D  
D  
T

1  
2

REFERENCE WAS SURVEYED BY ME  
 ES ETC OF THE PLOT  
 TE AND AREA SO WORK OUT  
 NT OF OWNERSHIP / T.P. ACT

b) LESS DED	252.00
c) AREA OF TENEMENT (A - B)	8 Nos.
d) TENEMENT PERMISSIBLE AS 250 PER HECTOR	8 Nos.
e) TENEMENTS PROPOSED	

**PARKING STATEMENT**

a) PARKING REQUIRED BY RULE	
b) GARAGES PERMISSIBLE	
c) GARAGES PROVIDED	
d) TOTAL PARKING PROVIDED	

**COMPLETION PLAN  
 PROPOSED BUILDING PLAN ON P. No. 5  
 IN S.No.562 OF MAKHAMALABAD  
 SHIWAR IN NASHIK. FOR -  
 SHRI. NARENDRA SUDHAKAR JADHAV &  
 SHRI. SANDIP SUDHAKAR JADHAV**

ACTS / ENGINEERS

K BLACK  
 D  
 RED  
 K  
 K

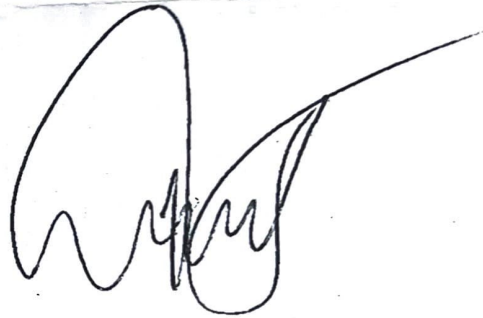
	SQ. M
	180.00
	72.00
	252.00
	62.26
	62.26
	62.26
	62.26
	-
	249.04



SHRI. NARENDRA S. JADHAV

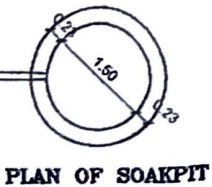
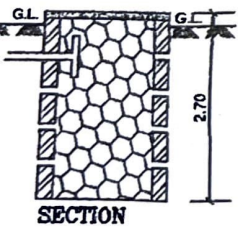


SHRI. SANDIP S. JADHAV



OWNERS SIGN

ENGINEERS SIGN



**"VASTUKALA"**  
 CONSULTING ENGINEER'S & ARCHITECTS  
 11, SHAMBHO Apt., UDAY COLONY,  
 MAKHAMALABAD ROAD, PANCHAVATI,  
 NASHIK 422 003  
 Mob. - 9850824189

22/02/2020

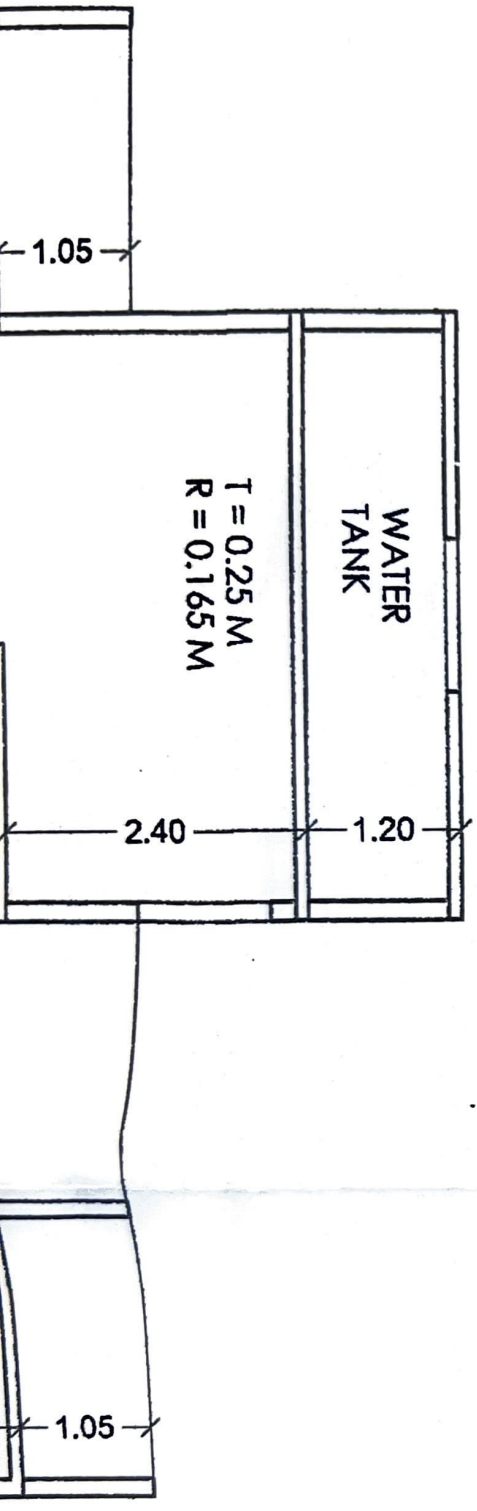


### BALCONY AREA STAMMENT

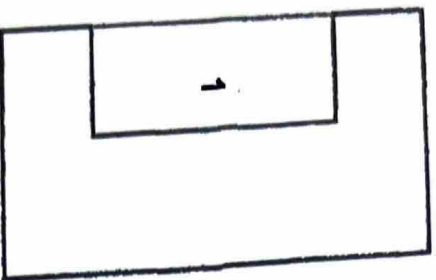
FLOOR	FLOOR AREA	PERMIL. 10%	PROVIDED	EXCESS AREA
FIRST FLOOR	62.26	6.22	5.50 X 1.10 = 6.05	-
SECOND FLOOR	62.26	6.22	5.50 X 1.10 = 6.05	-
THIRD FLOOR	62.26	6.22	5.50 X 1.10 = 6.05	-
FOURTH FLOOR	62.26	6.22	5.50 X 1.10 = 6.05	-
TOTAL EXCESS BALCONY AREA = NIL				

### PARKING STATEMENT.

TENAMENT NOS.	AREA/NOS.	REQUIRED PARKING		PROVIDED PARKING	
		2 WHEELER	4 WHEELER	2 WHEELER	4 WHEELER
8 NOS.	-	-	-	4 NOS.	2 NOS.
PLOT PARKING	168.75 SQM.	2 NOS.	1 NOS.	2 NOS.	1 NOS.
TOTAL PROVIDED PARKING				6 NOS.	3 NOS.



# AREA DIAGRAM & CALCULATIONS



FOR 1st / 2nd / 3rd / 4th FLOOR

AREA OF BLOCK

$$7.00 \times 12.00 = 84.00 \text{ SQM.}$$

DEDUCTION

$$01) 3.15 \times 6.90 \times 1 = 21.74$$

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$$\text{TOTAL DEDUCTION} = 21.74$$

$$84.00 - 21.74 = 62.26$$

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$$\text{B/UP AREA AT EACH FLOOR} = 62.26 \text{ SQM.}$$

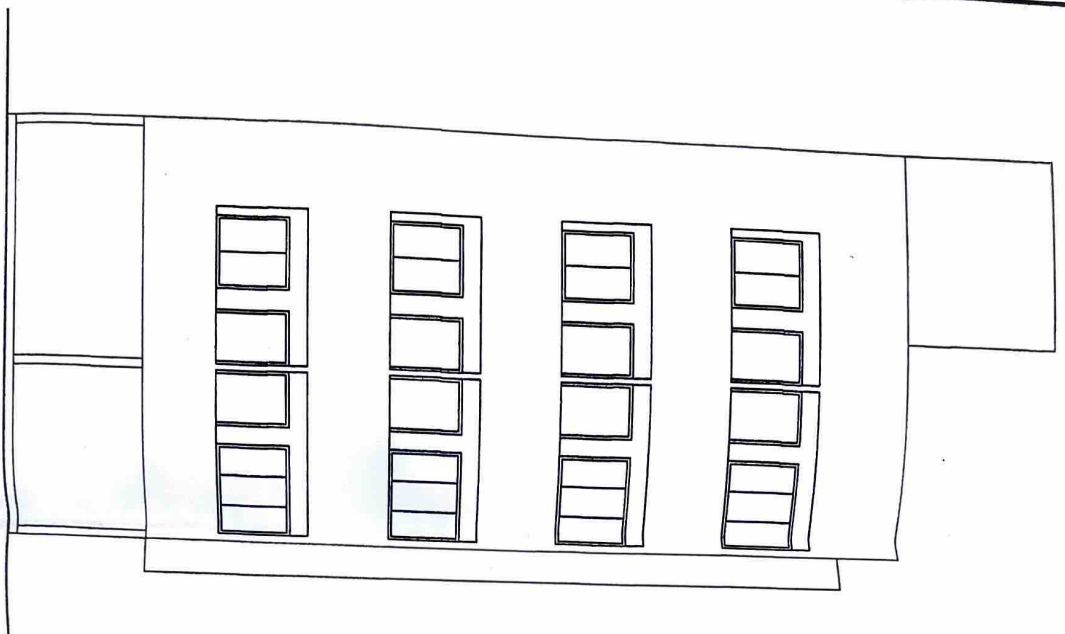
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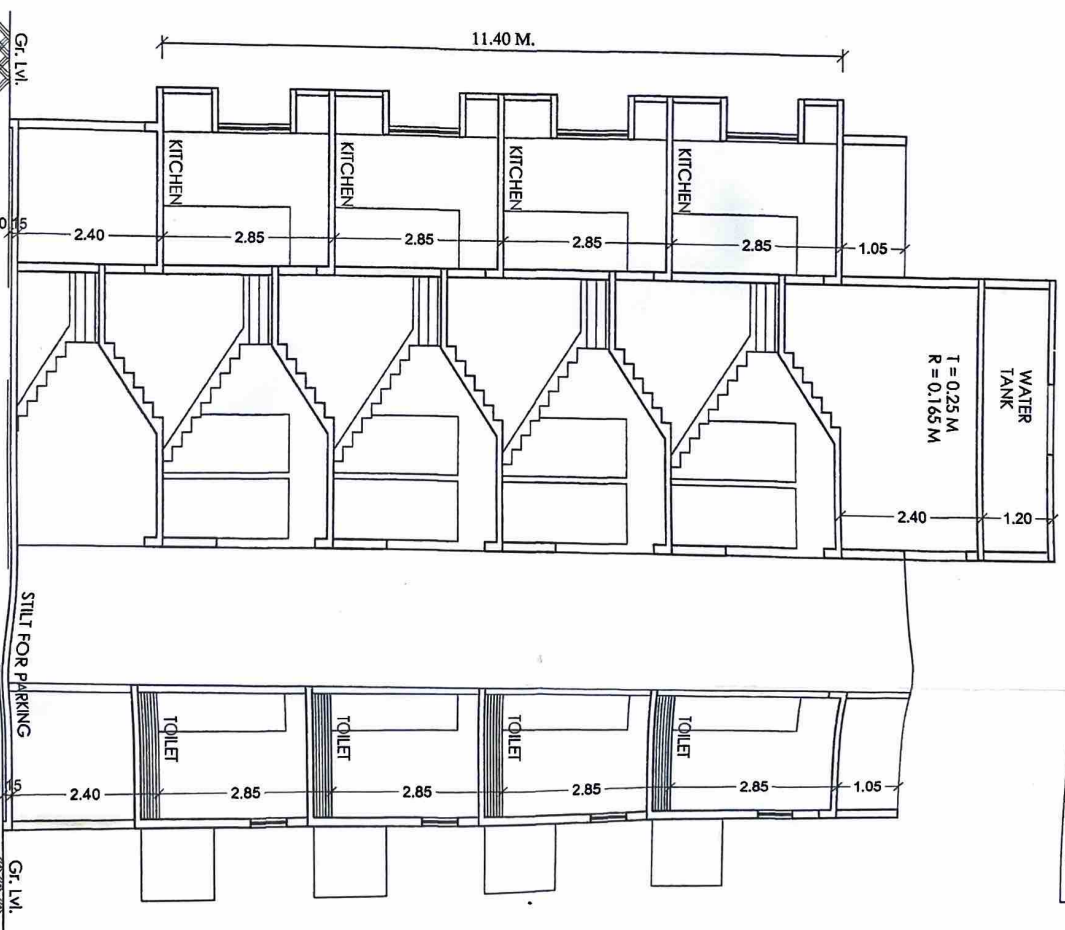
Original Deduction = 21.74  
 84.00 - 21.74 = 62.26  
**BIUP AREA AT EACH FLOOR = 62.26 SQM.**

AREAS/NO.	AREAS/NO.	AREAS/NO.	AREAS/NO.
TENANT NO.	8 Nos.	2 WHEELER	4 WHEELER
PLOT PARKING	168.75 SQM.	2 Nos.	1 Nos.
TOTAL PROVIDED PARKING		6 Nos.	3 Nos.

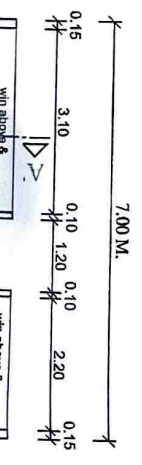
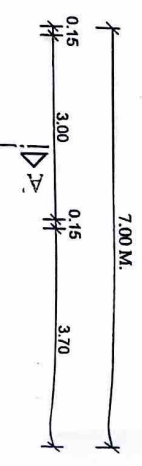
ADJ. P. No.



**FRONT ELEVATION**  
 (SCALE 1:100)



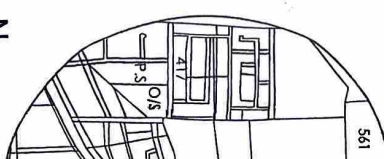
**SECTION @ A-A**  
 (SCALE 1:100)



TYPE	SIZE	SPECIFICATION
D	1.05 X 2.10	T. W. PANELLLED DOOR
D1	0.90 X 2.10	T. W. PANELLLED DOOR
D2	0.75 X 2.10	T. W. PANELLLED DOOR
W	1.50 X 1.20	M. S. GLAZED WINDOW
W1	1.20 X 1.20	M. S. GLAZED WINDOW
V	0.60 X 0.60	M. S. GLAZED LOVERED

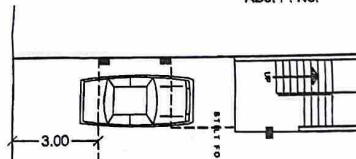


LOC  
 SCAL



ST  
 SC

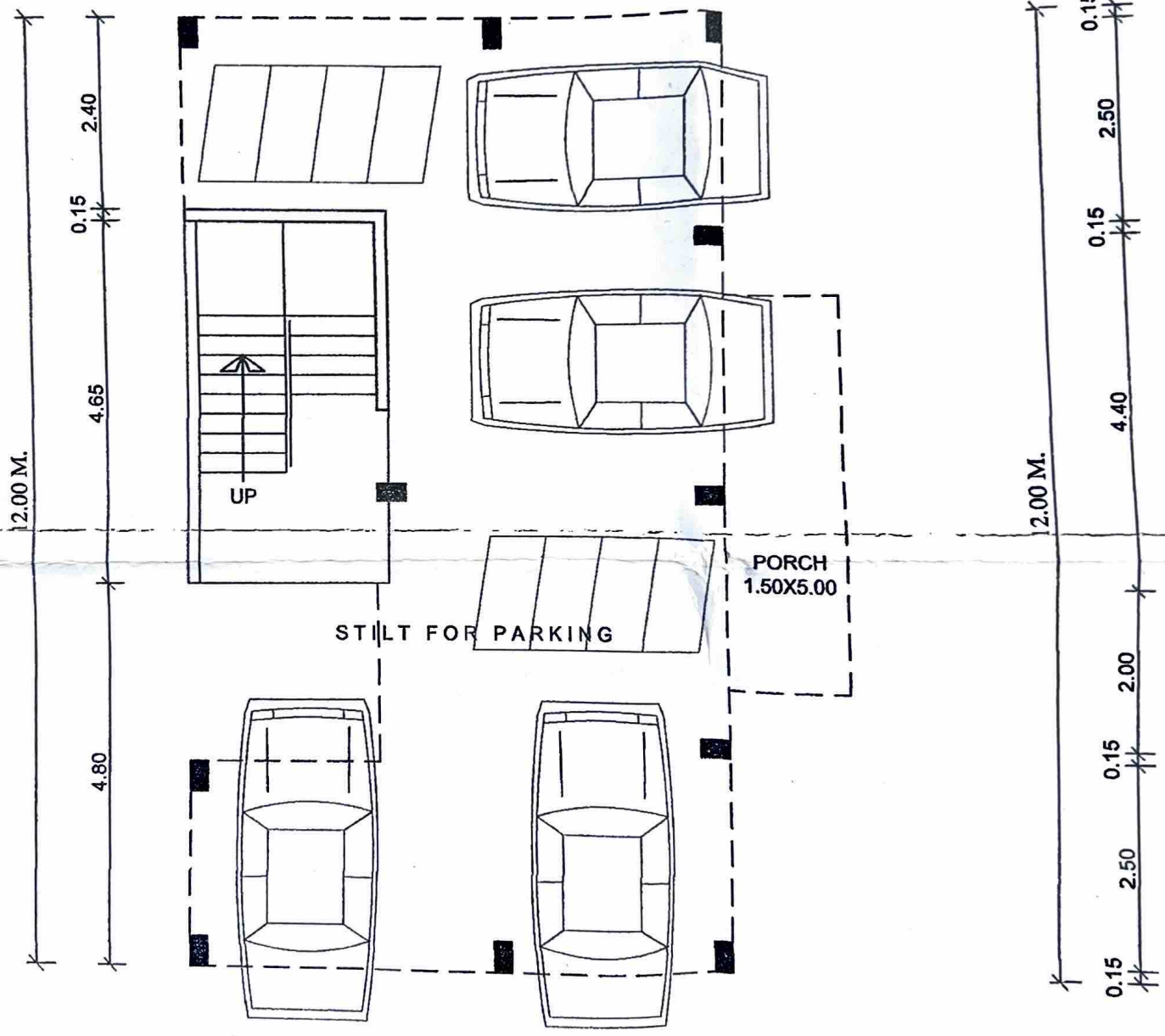
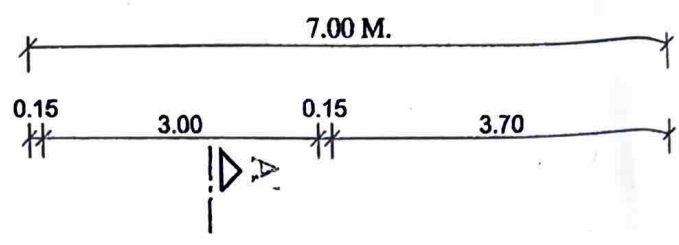
9.00 MET



**CERTIFICATE**  
 CERTIFIED THAT  
 ON 20/04/2013 &  
 SITED ON PLANS &  
 TALKS WITH AS

(SCALE 1: 100)

(SCALE 1: 100)

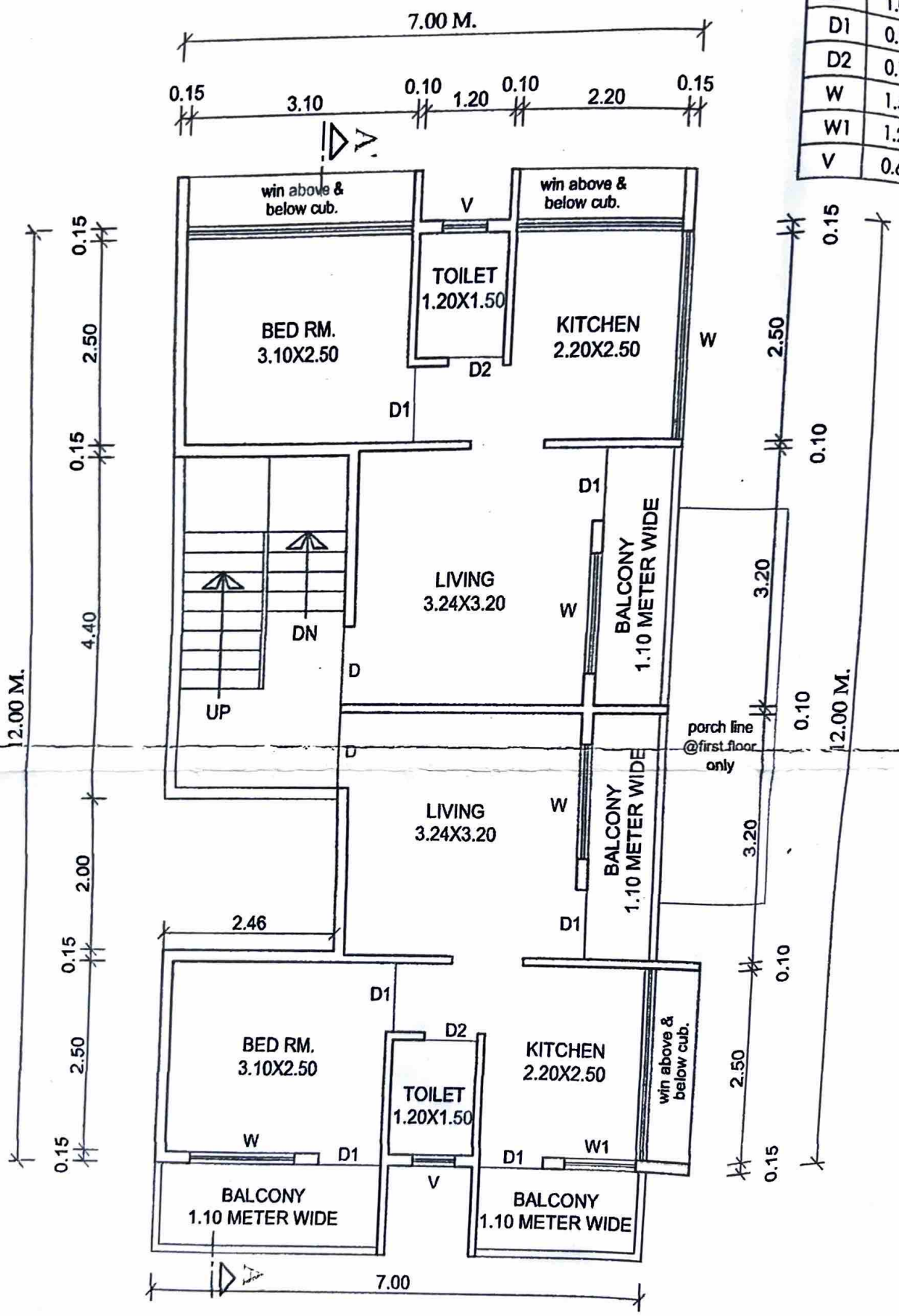


**GROUND FLOOR PLAN**  
(SCALE 1: 100)



(SCALE: 1:100)

TYPE	AND W	SIZE
D		1.05 X 2.10
D1		0.90 X 2.10
D2		0.75 X 2.10
W		1.50 X 1.20
W1		1.20 X 1.20
V		0.60 X 0.60



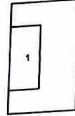
**FIRST / SECOND / THIRD / FOURTH FLOOR PLAN**  
(SCALE 1: 100)

### AREA DIAGRAM & CALCULATIONS

FOR 1st / 2nd / 3rd / 4th FLOOR  
 AREA OF BLOCK  
 7.00 X 12.00 = 84.00 SQM.  
 DEDUCTION  
 01) 3.15 X 6.90 X 1 = 21.74

TOTAL DEDUCTION = 21.74  
 84.00 - 21.74 = 62.26

B/UP AREA AT EACH FLOOR = 62.26 SQM.

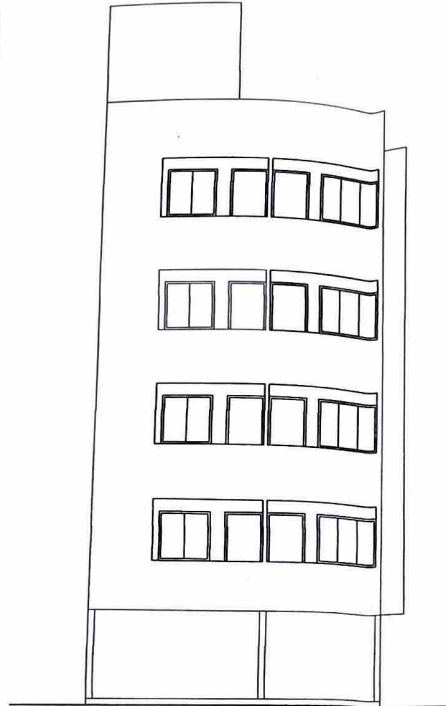


### BALCONY AREA STATEMENT

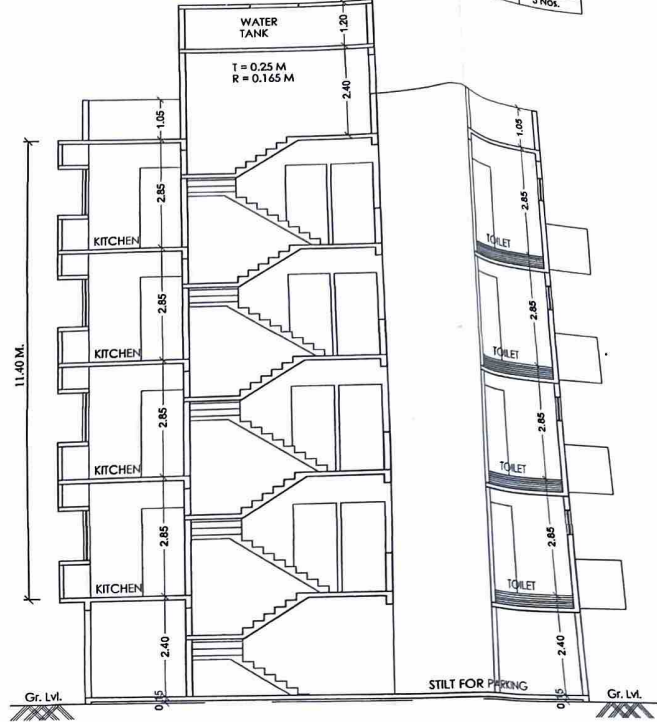
FLOOR	FLOOR AREA	PERMI. 10 %	PROVIDED EXCESS AREA
FIRST FLOOR	62.26	6.22	5.50 X 1.10
SECOND FLOOR	62.26	6.22	5.50 X 1.10
THIRD FLOOR	62.26	6.22	5.50 X 1.10
FOURTH FLOOR	62.26	6.22	5.50 X 1.10
TOTAL EXCESS BALCONY AREA = NIL			

### PARKING STATEMENT.

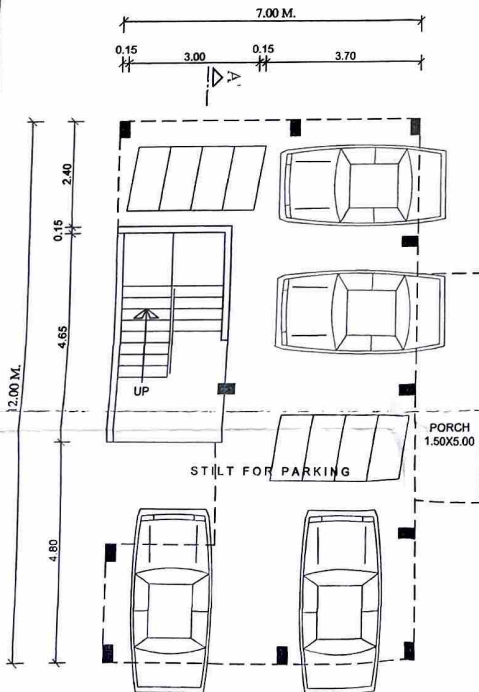
TENAMENT Nos.	AREA/Nos.	REQUIRED PARKING		PROVIDED PARKING	
		2 WHEELER	4 WHEELER	2 WHEELER	4 WHEELER
	8 Nos.	-	-	4 Nos.	2 Nos.
PLOT PARKING	168.75 SQM.	2 Nos.	1 Nos.	2 Nos.	1 Nos.
TOTAL PROVIDED PARKING				6 Nos.	3 Nos.



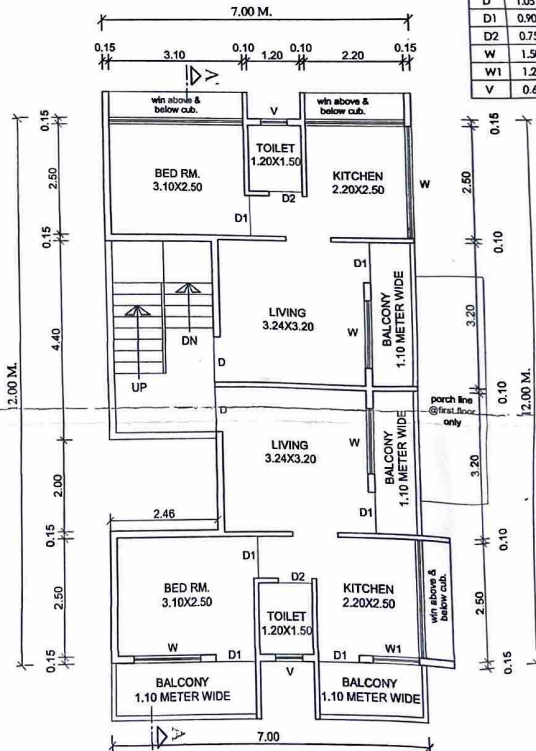
FRONT ELEVATION  
 (SCALE 1: 100)



SECTION @ A-A  
 (SCALE 1: 100)



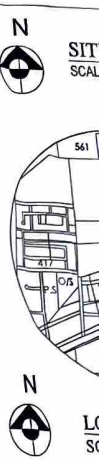
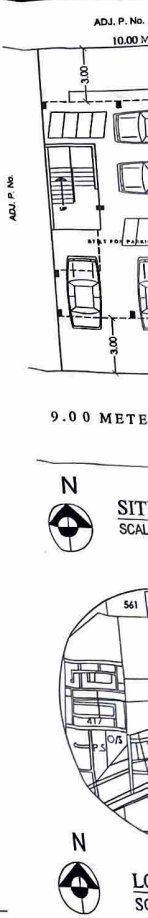
GROUND FLOOR PLAN  
 (SCALE 1: 100)



FIRST / SECOND / THIRD / FOURTH FLOOR PLAN  
 (SCALE 1: 100)

### DOORS AND WINDOWS

TYPE	SIZE	SPECIFICATION
D	1.05 X 2.10	T. W. PANNELLED DOOR
D1	0.90 X 2.10	T. W. PANNELLED DOOR
D2	0.75 X 2.10	T. W. PANNELLED DOOR
W	1.50 X 1.20	M. S. GLAZED WINDOW
W1	1.20 X 1.20	M. S. GLAZED WINDOW
V	0.60 X 0.60	M. S. GLAZED LOVERED

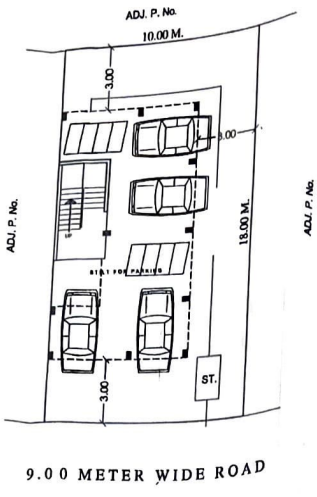
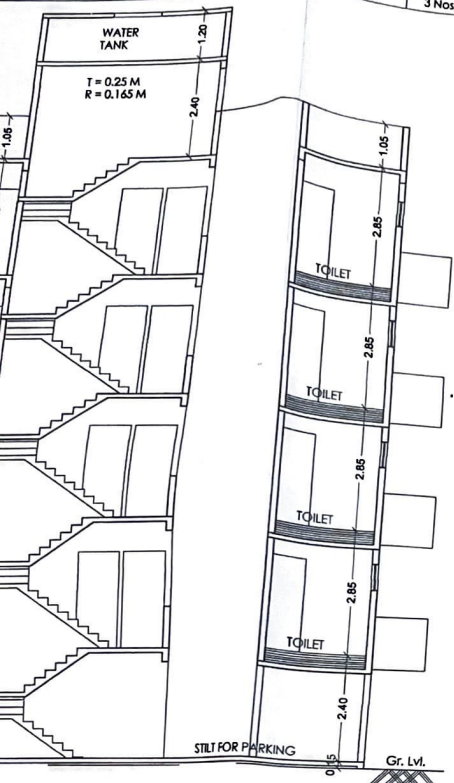




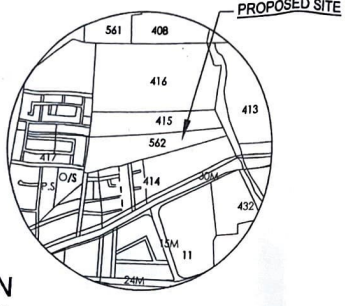
BALCONY AREA STATEMENT		PROVIDED		EXCESS AREA
FLOOR	FLOOR AREA	PERM. 10 %	5.50 X 1.10 = 6.05	
FIRST FLOOR	62.26	6.22	5.50 X 1.10 = 6.05	-
SECOND FLOOR	62.26	6.22	5.50 X 1.10 = 6.05	-
THIRD FLOOR	62.26	6.22	5.50 X 1.10 = 6.05	-
FOURTH FLOOR	62.26	6.22	5.50 X 1.10 = 6.05	-

TOTAL EXCESS BALCONY AREA = NIL

PARKING STATEMENT.		REQUIRED PARKING		PROVIDED PARKING	
AREA/Nos.	2 WHEELER	4 WHEELER	2 WHEELER	4 WHEELER	
APPOINTMENT Nos.	8 Nos.		4 Nos.	4 Nos.	
LOT PARKING	168.75 SQM.	2 Nos.	2 Nos.	2 Nos.	
TOTAL PROVIDED PARKING		6 Nos.	6 Nos.	3 Nos.	



**SITE PLAN.**  
SCALE :- 1 : 200



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

DOORS AND WINDOWS		
TYPE	SIZE	SPECIFICATION
D1	1.05 X 2.10	T. W. PANELLED DOOR
D	0.90 X 2.10	T. W. PANELLED DOOR
D2	0.75 X 2.10	T. W. PANELLED DOOR
W	1.50 X 1.20	M. S. GLAZED WINDOW
W1	1.20 X 1.20	M. S. GLAZED WINDOW
V	0.60 X 0.60	M. S. GLAZED COVERED



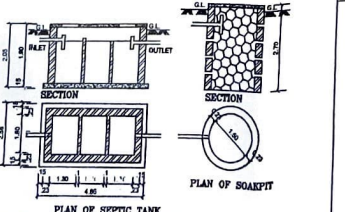
**THIRD / FOURTH FLOOR PLAN**

**CERTIFICATE OF AREA**  
CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON 20/04/2013 & DIMENSION OF ALL SIDES ETC OF THE PLOT STATED ON PLAN ARE MEASURED ON SITE AND AREA SO WORK OUT TALLIES WITH AREA STATED IN DOCUMENT OF OWNERSHIP / T.P. ACT

SIGNATURE OF LICENCED ARCHITECTS / ENGINEERS  
*[Signature]*

**NOTE**  
PLOT BOUNDARY SHOWN IN THICK BLACK  
PROPOSED WORK SHOWN IN RED  
DRAIN LINE SHOWN IN DOTTED RED  
EXTERNAL WALL 0.15 MT. THICK  
INTERNAL WALL 0.10 MT. THICK

AREA STATEMENT	SQ. M
AREA OF LAND	180.00
ADD. 40% T.D.R.	72.00
PERMISSIBLE BUILT UP AREA	252.00
PROPOSED BUILT UP AREA	
AT FIRST FLOOR	62.26
AT SECOND FLOOR	62.26
AT THIRD FLOOR	62.26
AT FOURTH FLOOR	62.26
EXCESS BALCONY AREA	
TOTAL BUILT UP AREA	249.04



**COMPLETION PLAN**

**STAMP OF APPROVAL**

**APPROVED**

As per the accompanying occupancy Certificate  
No. Nashik/ C2/25275/2020  
Date : 16 10 2020

*[Signature]*  
**Deputy Engineer**  
Town Planning  
Nashik Municipal Corporation, Nashik

T.D.R. AREA STATEMENT	
AREA OF PLOT AS PER 7/12 EXTRACT	180.00 Sqm.
ALLOWABLE (T.D.R. 40.0% OF PLOT AREA)	72.00 Sqm.
PROPOSED TAKEN T.D.R.	75.00 Sqm.

D.R.C. STATEMENT	
D.R.C. ZONE	'D'
D.R.C. No.	640, DATED - 26/07/2013
T.D.R. AGREEMENT No.	8923/2013, DATED - 30/07/2013

AREA STATEMENT	SQ. M
1 AREA OF THE PLOT	180.00
2 DEDUCTIONS FOR	
a) ROAD ACQUISITION AREA	
b) PROPOSED ROADS	
c) ANY RESERVATION	
TOTAL (a + b + c)	
3 NET GROSS AREA OF THE PLOT	180.00
4 DEDUCTIONS FOR	
a) RECREATIONAL GROUND PER (RULE 113/1)	
b) INTERNAL ROAD TOTAL (a + b)	
5 NET AREA OF THE PLOT	180.00
6 ADDITIONS FOR F.S.I. (TOTAL BUILT UP AREA)	
PROPOSE (1) 100 % SET BACK AREA	72.00
7 TOTAL AREA (6 + 8)	252.00
8 TOTAL F. S. I. PERMISSIBLE	1.00
9 PERMISSIBLE TOTAL FLOOR AREA (7 X 8)	252.00
10 EXISTING FLOOR AREA	
11 PROPOSED AREA	249.04
12 EXCESS BALCONY AREA TAKEN IN TOTAL FLOOR	
13 TOTAL BUILT UP AREA PROPOSED (10 + 11 + 12)	249.04
14 TOTAL BUILT UP AREA CONSUMED (13 / 7)	0.99 %

BALCONY AREA STATEMENT	
a) PERMISSIBLE BALCONY AREA PER FLOOR	AS SHOWN
b) PROPOSED BALCONY AREA PER FLOOR	AS SHOWN
c) EXCESS BALCONY AREA TOTAL	

TENEMENT STATEMENT	
a) NET AREA OF THE PLOT	252.00
b) LESS DEDUCTION OF NON RESIDENTIAL AREA SHOP ETC	
c) AREA OF TENEMENT (A - B)	252.00
d) TENEMENT PERMISSIBLE AS 250 PER HECTOR	8 Nos.
e) TENEMENTS PROPOSED	8 Nos.

PARKING STATEMENT	
a) PARKING REQUIRED BY RULE	
b) GARAGES PERMISSIBLE	
c) GARAGES PROVIDED	
d) TOTAL PARKING PROVIDED	

**COMPLETION PLAN**  
**PROPOSED BUILDING PLAN ON P. No. 5**  
**IN S.No.562 OF MAKHAMALABAD**  
**SHIWAR IN NASHIK. FOR -**  
**SHRI. NARENDRA SUDHAKAR JADHAV &**  
**SHRI. SANDIP SUDHAKAR JADHAV**

SIGNATURE OF SHRI. NARENDRA S. JADHAV  
*[Signature]*

SIGNATURE OF SHRI. SANDIP S. JADHAV  
*[Signature]*

**"VASTUKALA"**  
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