SHOP NO-1 & 5

NO	NAME	LENGTH	BERGTH	TOTAL	UNIT
1	Shop	6.25	2.85	17.81	M²
	Passage	1.30	0.90	1.17	M²
2	Toilet	1.20	2.00	2.40	M²
				21.38	M²

SHOP NO-2 & 4

NO	NAME	LENGTH	BERGTH	TOTAL	UNIT
1	Shop	4.50	3.05	13.73	M²
	Passage	1.95	2.80	5.46	M²
2	Toilet	1.85	1.50	2.78	M²
				21.96	

SHOP NO-3

1	Shop	4.50	2.50	11.25	M²
	TOTAL COMMERCIAL CARPET AREA			97.94	

FLAT NO -1 & 2

NO	NAME	LENGTH	BERGTH	TOTAL	UNIT
1	Hall	3.20	4.45	14.24	M²
2	Passage	1.75	1.30	2.28	M²
4	Kitchen	3.05	2.85	8.69	M²
5		3.05	1.75	5.34	M²
6	Toilet	2.00	1.20	2.40	M²
7	Passage	0.95	1.30	1.24	M²
8	Bed rm.	3.10	2.85	8.84	M²
9	Toilet	2.10	1.20	2.52	M²
10	Passage	1.00	1.20	1.20	M²
11	Bed rm.	3.10	3.05	9.46	M²
12	Wall (internal)	24.50	0.10	2.45	Rmt.
13	Balcony (Kitchen)	3.05	1.00	3.05	M²
14	Balcony (Bed rm.)	2.85	1.00	2.85	M²
	Balcony (Bed rm.)	4.10	1.00	4.10	M²
15	Balcony (Bed rm.)	3.05	1.00	3.05	M²
				71.69	M²

FLAT NO - 3,4,7,8,11,12,15,16,19,20,23,24

NO	NAME	LENGTH	BERGTH	TOTAL	UNIT
1	Hall	3.20	4.45	14.24	M²
2		1.70	1.30	2.21	M²
3		1.50	0.50	0.75	M²
4	Kitchen	3.05	2.85	8.69	M²
5		1.65	3.15	5.20	M²
6	Toilet	1.30	2.50	3.25	M²
7	Passage	1.30	1.75	2.28	M²
8	Bed rm.	3.10	2.85	8.84	M²
9	Toilet	2.10	1.20	2.52	M²
10	passage	1.00	1.20	1.20	M²
11	Bed rm.	3.10	3.00	9.30	M²
12	Wall (internal)	24.50	0.10	2.45	Rmt
13	Balcony (Kitchen)	3.05	1.00	3.05	M²
14	Balcony (Bed rm.)	2.85	1.00	2.85	M²
	Balcony (Bed rm.)	4.10	1.00	4.10	M²
15	Balcony (Bed rm.)	3.05	1.00	3.05	M²
				73.97	M²

FLAT NO - 5,6,9,10,13,14,17,18,21,22,25,26

NO	NAME	LENGTH	BERGTH	TOTAL	UNIT
1	Hall	3.20	4.45	14.24	M²
2		1.75	1.30	2.28	M²
4	Kitchen	3.05	2.85	8.69	M²
5		3.05	1.75	5.34	M²
6	Toilet	2.00	1.20	2.40	M²
7	Passage	0.95	1.30	1.24	M²
8	Bed rm.	3.10	2.85	8.84	M²
9	Toilet	2.10	1.20	2.52	M²
10	passage	1.00	1.20	1.20	M²
11	Bed rm.	3.10	3.05	9.46	M²
12	Wall (Internal)	24.50	0.10	2.45	Rmt.
13	Balcony (Kitchen)	3.05	1.00	3.05	M²
14	Balcony (Bed rm.)	2.85	1.00	2.85	M²
	Balcony (Bed rm.)	4.10	1.00	4.10	M²
15	Balcony (Bed rm.)	3.05	1.00	3.05	M²
				71.69	M²
	TOTAL REIDENTAIL CARPET AREA			1891.30	

T.D.R. AREA STATEMENT

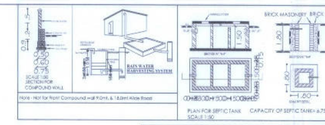
PLOT AREA	688.25 SQ.M.
T.D.R.ALLOW 90 %	619.43 SQ.M.
B) T.D.R. UTILISED	90.00 SQ.M.
C) T.D.R.UTILISED LAND VALUE	6820.00 sqmt.
D) T.D.R.PURCHASE LAND VALUE	32500.00 sqmt.
E) T.D.R. PURCHASE CALCULATION	BXC/D 90x6820 / 32500 =18.88 sqmt
T.D.R. PROPOSED	90.00 SQ.M.
TOTAL B/UP AREA	2062.81 SQ.M.
D.R.C. NO:- DATE :-	NO- 917 A Date - 21/05/2020
DOCUMENT NO:-	NSN-7-1814-2021 Date - 22/02/2021

T.D.R. AREA STATEMENT

PLOT AREA	688.25 SQ.M.
T.D.R.ALLOW 90 %	619.43 SQ.M.
B) T.D.R. UTILISED	280.00 SQ.M.
C) T.D.R.UTILISED LAND VALUE	6820.00 sqmt.
D) T.D.R.PURCHASE LAND VALUE	14400.00 sqmt.
E) T.D.R. PURCHASE CALCULATION	BXC/D 280x6820 / 14400 =132.61 sqmt
T.D.R. PROPOSED	280.00 SQ.M.
TOTAL B/UP AREA	2510.73 SQ.M.
D.R.C. NO:- DATE :-	NO- 953 Date - 10/12/2020
DOCUMENT NO:-	NSN-7-5401-2021 Date - 01/07/2021

PARKING AREA STATEMENT As Per Table No-8B

No	Required Parking		Provided Parking	
	Car	Scooter	Car	Scooter
	(2)	(6)	(2)	(6)
Mercantile (Market,Departmental Store , Shop & other Commercials users) for Every 100 sqmt. Carpet Area or Fraction thereof 200 sqmt.	04 Nos.	12 Nos.	04 Nos.	12 Nos.
	(1)	(5)	(1)	(5)
For Every Two Tenements with Each Tenement Having Carpet Area Equal to or Above 40 sqmt. But Less Than 80 sqmt. **(26 Nos.)**	13 Nos.	65 Nos.	13 Nos.	65 Nos.
Visitors Parking 5 %	01 Nos.	04 Nos.	01 Nos.	04 Nos.
TOTAL	**18 Nos.**	**81 Nos.**	**18 Nos.**	**81 Nos.**
0.90	16 Nos.	73 Nos.	16 Nos.	73 Nos.



REVISED COMMERCIAL & RESIDENTAIL BUILDING PLAN IN PLOT NO - 1 (ONE)
S.NO - 53/2 ,
AT - PANCHAK (SHIWAR)
FOR -
"LAND MARK INFRA -FOR PARTNER
MR PROMOD KEDARNATH AGRAWAL
MR DEVASISH VIJAY AGRAWAL

STAMP OF APPROVAL	1/1

APPROVED
The Plans amended in ....
As per the conditions Mentioned in the accompaining commencement Certificate No. C4/174 dated 16/07/2021
Executive Engineer
TOWN PLANING
Nashik Municipal Corporation
Nashik

ANCILLARY AREA STATEMENT

a) Commercial = 130.72 x 0.80 / 1.80 = 58.09
a = **58.09 sqmt.**

b) Residentail = 2380.01x0.60 / 1.60 = 892.50
b =892.50 sqmt.

Total Permissible Ancillary Area = **950.59 sqmt.**
Total Proposed Ancillary Area = **950.59 sqmt.**

PREMIUM AREA STATEMENT

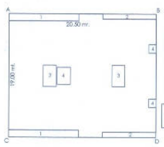
NET PLOT AREA = **688.25 sqmt.**
PERMISSABLE PREMIUM 0.5 = **344.12 sqmt.**
PROPOSED PREMIUM = **344.00 sqmt.**

DOOR'S AND WINDOW'S SCHEDULE

TYPE	SIZE	DESCRIPTION	TYPE	SIZE	DESCRIPTION
D	1200 X 2100	C.C.T.W. DOOR	W	1200 X 1200	ALUMINIUM WIN.
D1	900 X 2100	C.C.T.W. DOOR	W1	1500 X 1200	ALUMINIUM WIN.
D2	750 X 2100	C.C.T.W. DOOR	V	600 X 600	C.C.T.W. VENT.
FD	1500 X 2100	ALL. /GLASS DOOR	RS	2000 X 2500	M.S.BOX SHUTTER

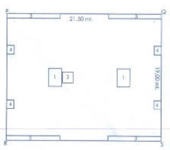
AREA CAL. & DIG.

Parking Floor Plan
AREA OF BLOCK'LMNO'-7.75x5.80=44.95 sqmt.
Deduction -
1) 3.00x1.20x2 =7.20
2) 1.90x2.40x1= 4.56
TOTAL DEDUCTION = 11.76 sqmt.
TOTAL AREA - TOTAL DEDUCTION
= 44.95 - 11.76 = 33.19 sqmt.



Ground Floor Plan **COMMERCIAL & RESIDENTAIL AREA**
AREA OF BLOCK'ABCD'-20.50x19.00=389.50 sqmt.
Deduction -
1) 9.70x2.00x2 =38.80
2) 7.40x1.00x2 =14.80
3) 1.80x3.00x2= 10.80
4) 1.90x2.40x1= 4.56
TOTAL DEDUCTION = 68.96 sqmt.
TOTAL AREA - TOTAL DEDUCTION
= 389.50 - 68.96 = 320.54 sqmt.

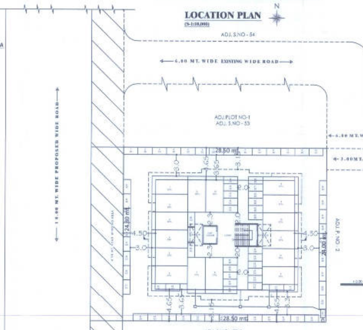
COMMERCIAL AREA = 130.72
RESIDENTAIL AREA = 189.82
TOTAL GR.FL.AREA= 320.54sqmt.



1st to 6th Floor Plan
ONE FLOOR CAL.
AREA OF BLOCK"PQRS'- 21.50x19.00=408.50 sqmt.
Deduction -
1) 1.80x3.00x2 =10.80
2) 1.90x2.40x1 = 4.56
3) 7.40x1.00x4 =29.60
4) 1.00x1.20x4 = 4.80
TOTAL DEDUCTION = 49.76 sqmt.
TOTAL AREA - TOTAL DEDUCTION
= 408.50 - 49.76 = 358.74 sqmt.

PARKING FL. **LOBBY/STAIR/TOILET**	= 33.19 sqmt.
GROUND FL.**COMM.+ RESI** AREA	= 320.54 sqmt.
FIRST FLOOR **B/UP** AREA	= 358.74 sqmt.
SECOND FLOOR **B/UP** AREA	= 358.74 sqmt.
THIRD FLOOR **B/UP** AREA	= 358.74 sqmt.
FOURTH FLOOR **B/UP** AREA	= 358.74 sqmt.
FIFTH FLOOR **B/UP** AREA	= 358.74 sqmt.
SIXTH FLOOR **B/UP** AREA	= 358.74 sqmt.
ADD. **LIFT** AREA	= 4.56 sqmt.
TOTAL B/UP AREA OF BUILDING = **2510.73 Sqmt.**	

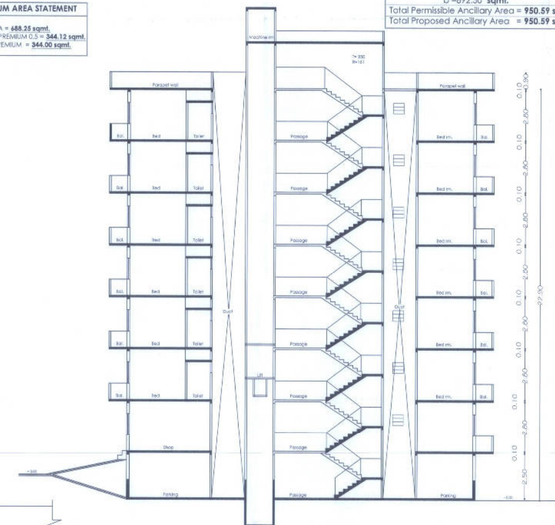
LOCATION PLAN



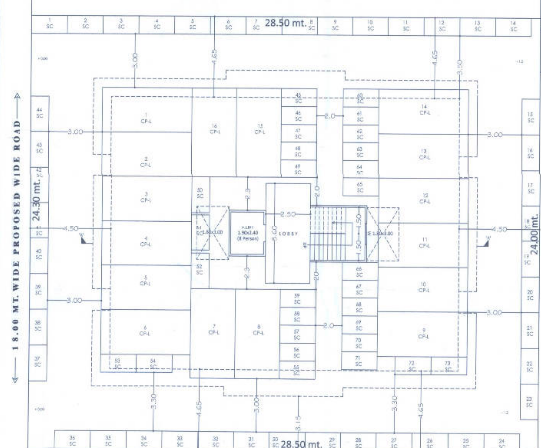
SITE PLAN

SOUTH SIDE ELEVATION

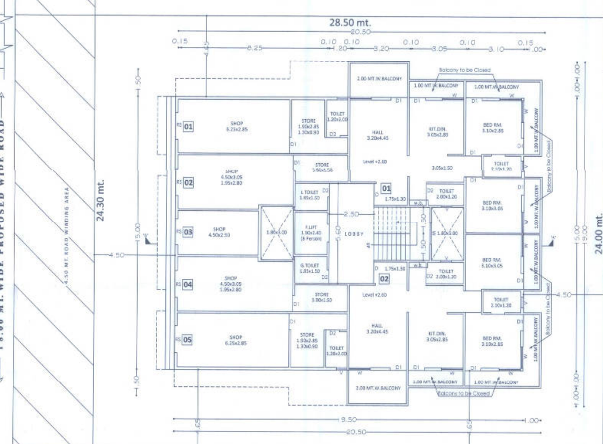
NOTE:-
1) Mech.Ventilation will be Provided as per Requirment.
2) Retaining wall is not Obstructing vehicle Movement.



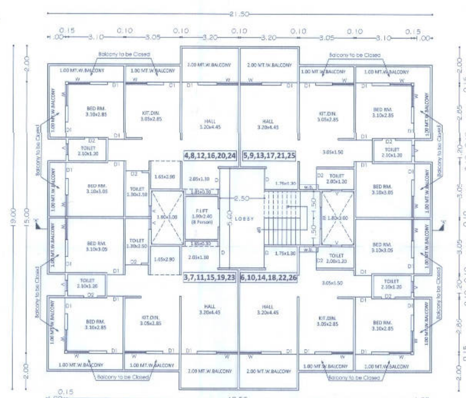
SECTION AT-"A-A"



PARKING FLOOR PLAN



GROUND FLOOR PLAN



TYPICAL 1st , 2nd , 3rd , 4th , 5th & 6th FLOOR PLAN

PREVIOUS APPROVD - LND/BP/C4/240/2021 DATED - 16/03/2021

A. AREA STATEMENT	SQ.M.
1. Area of plot (Minimum area of a, b, c to be considered)	688.25
(a) As per ownership document (7/12, CTS extract)	688.25
(b) as per measurement sheet	688.25
(c) as per site	688.25
2. Deductions for	
(a) Proposed D.P./ D.P. Road widening Area/Service Road/ Highway wiencing	NIL
(b) Any D.P. Reservation area	NIL
(Total a+b)	NIL
3. Balance area of plot (1-2)	688.25
4. Amenity Space (if applicable)	
(a) Required -	NIL
(b) Adjustment of 2(b),if any-	NIL
(c) Balance Proposed -	NIL
5. Net Plot Area (3-4(c))	688.25
6. Recreational Open space (if applicable)	
(a) Required -	NIL
(b) Proposed -	NIL
7. Internal Road area	NIL
8. Plotable area (if applicable)	
9. Built up area with reference to Basic F.S.I. as per front road width (Sr.No.5xbasic FSI) (1.10%)	757.08
10. Addition of FSI on payment of premium	
(a) Maximum permissible premium FSI-based on road width / TOD Zone. [Permissable -344.12] (b) Proposed FSI on payment of premium. [Existing prem.- 344.00]	344.00
11. In-situ FSI / TDR loading	
(a) In-situ area against D.P. road(2.0 x Sr. 2 (a)) , if any (as app.layout)	100.93
(b) In-situ area against Amenity Space if handed over (2.00 or 1.85 x Sr. No.4(b)and /or(c)).	NIL
(c) TDR area -(Permissable -619.43) [Existing TDR - 90.00] [Proposed - 280.00]	370.00
(d) Total in-situ/TDR loading proposed (11(a)+(b)+(c))	470.93
12. Additional FSI area under Chapter No.7	
13. Total entitlement of FSI in the proposal	
(a) (9+10(b)+11(d)) or 12 whichever is applicable.	1572.01
(b) Ancillary Area FSI upto 60% or 80% with payment of charges. [Existing Ancillary - 782.62] [Proposed Ancillary -167.97]	950.59
(c) Total entitlement (a+b)	2522.60
14. Maximum utilization limit of F.S.I.(building potential) permissible as per Road width ((as per Regulation No.6.1 or 6.2 or 6.3 or 6.4 as applicable) x 1.6 or 1.8)	
15. Total Built-up Area in proposal.(excluding area at Sr.No.17b)	2510.73
(a) existing Built-up Area. (previous Approvel "P" Line)	2062.81
(b) Proposed Built-up Area (as per 'P-line')	447.92
(c) Total (a+b)	2510.73
16. F.S.I. Consumed (15/13) (should not be more than serial No.14 above)	1.00 %
17. Area for Inclusive Housing, If any	
(a) Required (20% of Sr.No.5)	
(b) Proposed	

Certificate of Area:
Certified that the plot under reference was surveyed by me on 04.11.2020 and the dimensions of sides etc. of plot stated on plan are as measured on site and the area so worked out tallies with the area stated in document of Ownership/ T.P. Scheme Records/ Land Records Department/City Survey records.

Signature
(Name of Architect/Licensed Engineer/Supervisor.)

Owner's Declaration -
I/We undersigned hereby confirm that I/We would abide by plans approved by Authority/Collector.
I/We would execute the work under supervision of proper technical person so as to ensure the quality and safety at the work site.

LANDMARK INFRA
1) Mr. P. K. AGRAWAL
2) Mr. D. V. AGRAWAL

1) Mr. P. K. AGRAWAL
2) Mr. D. V. AGRAWAL

OWNER	R.C.C DESIGNER	ARCHITECT

GADE D. R. AND ASSOCIATES
ARCHITECTS , ENGINEERS AND INTERIOR DESIGNER
OFF : 15,ANAND PLAZA, NASHIK RD. PH-2464524
OFF : 02, 2ND FLOOR, GANGOTRI TOWER, ASHOK STAMBH, NASIK