FSI AREA							NON FSI AREA						SERVICE AREA (STP, O.G.W.T.,METER RM, TRANSFORMER,OWC, SOCIETY OFFICE, W.CABIN,MIGCELLANEOUS)
BUILDING		FLOOR	TENEMENT	HEIGHT	COMM. FSI	RESI. FSI	GROUND PARKING AREA	O.H.W.T. AREA	TOP TERRACE AREA	REFUGE AREA	LIFT AREA	TOTAL CONSTRUCTION AREA	
BLDG. - 'A'	(WING- A1)	GR.(Comm. + Park) + 1ST TO 6TH (Comm) FL.	- - -	20.70	856.02	- - - -	127.55	14.78	166.91	- - -	3.23	312.47	
	(WING- A2)	GR.(Park)+ 1ST TO 6TH (RESI.) FL.	10	20.70	- - - -	930.60	179.02	13.75	179.02	- - -	3.04	375.02	
	(WING- A3)	GR.(Park)+ 1ST TO 6TH (RESI.) FL.	10	20.70	- - - -	930.60	179.02	13.75	179.02	- - -	3.04	375.02	
BLDG. - 'B'	(WING- B1)	GR.(Park)+ 1ST TO 5TH (RESI.) FL.	10	20.70	- - - -	832.45	166.69	14.25	166.69	- - -	3.23	350.86	1000.00
	(WING- B2)	GR.(Park)+ 1ST TO 5TH (RESI.) FL.	10	20.70	- - - -	832.45	166.69	14.25	166.69	- - -	3.23	350.86	
	(WING- B3)	GR.(Park)+ 1ST TO 4TH (RESI.) FL.	07	17.70	- - - -	592.49	166.69	14.25	166.69	- - -	3.23	350.86	
BLDG. - 'C'		GR. + 1ST & 2ND FL.	01	11.55	- - - -	1073.66	- - -	21.98	406.71	- - -	7.02	435.71	
TOTAL		- - -	48	- -	856.02	5,192.45	985.56	107.01	1431.73	- - -	26.02	2,550.80	
TOTAL FSI					6,048.47		2,550.80					2,550.80	1000.00
TOTAL FSI & NON FSI =					6,048.47 + 2,550.80+1000.00 = 9,599.27 SQ.M.								

FSI STATEMENT

S.NO.	FLOOR	BUILDING - A WING- A1 B/UP AREA (COMM.)	WING- A2 B/UP AREA (RESI.)	WING- A3 B/UP AREA (RESI.)	BUILDING - B WING- B1 B/UP AREA (RESI.)	WING- B2 B/UP AREA (RESI.)	WING- B3 B/UP AREA (RESI.)	BLDG.-C B/UP AREA (RESI.)	TOTAL FSI (RESI. + COMM.)
	GROUND FLOOR	29.17	PARKING	PARKING	PARKING	PARKING	PARKING	316.54	345.71
1.	1st FLOOR	51.55	186.12	186.12	166.49	166.49	166.49	350.61	1,273.87
2.	2nd FLOOR	155.06	186.12	186.12	166.49	166.49	166.49	408.71	1,433.48
3.	3rd FLOOR	155.06	186.12	186.12	166.49	166.49	166.49	- - - -	1,026.77
4.	4th FLOOR	155.06	186.12	186.12	166.49	166.49	93.02	- - - -	953.30
5.	5th FLOOR	155.06	186.12	186.12	166.49	166.49	- - - -	- - - -	860.28
6.	6th FLOOR	155.06	- - - -	- - - -	- - - -	- - - -	- - - -	- - - -	155.06
	TOTAL	856.02	930.60	930.60	832.45	832.45	592.49	1073.66	6,048.47
TENEMENT NO.		00	10	10	10	10	07	01	48

PARKING REQUIRED

BLDG.		REQUIRED CAR	REQUIRED SC	PROPOSED CAR	PROPOSED SC
BLDG.'A'	(WING- A1)	10	35	10	35
	(WING- A2)	05	26	06	26
	(WING- A3)	05	26	05	26
BLDG.'B'	(WING- B1)	05	26	05	26
	(WING- B2)	05	26	05	26
	(WING- B3)	04	19	04	19
BLDG.'C'		02	01	04	04
TOTAL =		36	159	39	162

AREA REQUIRED FOR PARKING
L CAR AREA = 18 X 12.50 = 225.00 SQ.M
S. CAR AREA = 18 X 10.35 = 186.30 SQ.M
SCOOTER AREA= 159 X 2.00 = 318.00 SQ.M
TOTAL = 225.00 + 186.30 + 318.00 = 729.30 SQ.M.
REQUIRED PARKING AREA = 729.30 SQ.M
PROVIDED PARKING AREA = 729.30 SQ.M

WATER REQUIREMENT CALCULATION

BLDG. / WING		O / H TANK	FIRE FIGHTING O / H TANK	U / G TANK	FIRE FIGHTING U / G TANK
BLDG. - 'A'	(WING - A1)	5,625.00 LTRS.	10,000.00 LTRS.	15,795.00 LTRS.	50,000.00 LTRS.
	(WING - A2)	6,750.00 LTRS.	10,000.00 LTRS.	10,125.00 LTRS.	
	(WING - A3)	6,750.00 LTRS.	10,000.00 LTRS.	10,125.00 LTRS.	
BLDG. - 'B'	(WING - B1)	6,750.00 LTRS.	10,000.00 LTRS.	10,125.00 LTRS.	- - - -
	(WING - B2)	6,750.00 LTRS.	10,000.00 LTRS.	10,125.00 LTRS.	
	(WING - B3)	4,725.00 LTRS.	- - - -	7,087.50 LTRS.	
BLDG.'C'		1000.00 LTRS.	- - - -	1,500.00 LTRS.	
TOTAL.		38,350.00 LTRS.	50,000.00 LTRS.	64,882.50 LTRS.	50,000.00 LTRS.

PLOT AREA CALCULATION

1) 1 / 2 X 65.74 X 15.046 = 494.56 SQ.M
2) 1 / 2 X 65.74X15.6869 = 515.63 SQ.M
3) 1 / 2 X 01.13 X 00.40 = 00.23 SQ.M
4) 1 / 2 X198.00 X14.64 = 1449.36 SQ.M
5) 1 / 2 X198.00 X13.36 = 1322.64 SQ.M
6) 1 / 2 X 13.81 X 03.27 = 22.58 SQ.M
TOTAL = 3805.00 SQ.M

OPEN SPACE AREA KEY PLAN
SCALE - 1:250

OPEN SPACE AREA CALCULATION

1) 1 / 2 X 28.74 X 11.88 = 170.72 SQ.M
2) 1 / 2 X 28.74 X 12.1057 = 173.96 SQ.M
344.68 SQ.M

BLDG - A WING - A1 PARKING AREA STATEMENT

COMMERCIAL PARKING AREA	CARP. AREA	PARKING REQ. CAR	PARKING REQ. SC	PARKING PROV. CAR	PARKING PROV. SC
100 SQ.M. HAVING CARPET AREA OR FRACTION OF THERE THERE FOR SHOP (2:6)	62.29	01	03	01	03
200 SQ.M. HAVING CARPET AREA OR FRACTION OF THERE THERE FOR OFFICE (3:11)	313.15	05	17	10	17
REQUIRED TOTAL AREA STATEMENT:					
TOTAL	701.14	06	20	06	20

L. CAR AREA = 03 X 12.50 = 37.50 SQ.M
S. CAR AREA = 03 X 10.35 = 31.05 SQ.M
SCOOTER AREA = 20 X 2.00 = 40.00 SQ.M
TOTAL = 37.50+ 31.05 + 40.00
= 108.55 SQ.M.

REQUIRED PARKING AREA = 108.55 SQ.M
PROVIDED PARKING AREA STATEMENT. = 108.55 SQ.M.

F.S.I. STATEMENT BLDG - A WING - A1

FLOOR	FSI	LIFT AREA	TOTAL TENEMENTS
GROUND	29.17		
1ST FLOOR	51.55		
2nd FLOOR	155.06		0
3rd FLOOR	155.06	3.23	0
4th FLOOR	155.06		0
5th FLOOR	155.06		0
6th FLOOR	155.06		0
TOTAL	856.02	3.23	0

PROP. F.S.I (A)	PERMI. ANCILLARY (B)	PROP. ANCILLARY (C)	TOTAL (A+C)
COMM. FSI 475.57	80% = 380.45	380.45	856.02
RESI. FSI 3,245.28	60% = 1,947.17	1,947.17	5,192.45
TOTAL 3,720.85	2,327.62	2,327.62	6,048.47

SANITARY REQUIREMENTS - BLDG - A WING - A1

OCCUPANCY	CARPET AREA IN SQ.M	NO. OF PERSONS		Required	Provided
SHOP & OFFICE	Ground FL TO 1ST FL. SHOWROOM Carpet 62.29 / 3 = 21 Nos.	21 + 52 = 73 nos.	(2/3) Gents-49	W.C. 1 PER 25 PERSONS 49 X1 / 25 = 02 nos.	02
	2ND FL. TO 6TH FL. OFFICE Carpet 313.14 / 6 = 107 Nos.			URINALS 1 PER 25 PERSONS 49 X1 / 25 = 02 nos.	02
			(1/3) Ladies-24	W.C. 1 PER 15 PERSONS 24 X1 / 15 = 02 nos.	02

WATER CALCULATION BLDG - A WING - A1

COMMERCIAL

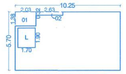
01) OVERHEAD WATER TANK : FOR COMMERCIAL
FOR COMMERCIAL :- 375.44 / 3 = 125 NO. PERSON
WATER REQUIRED PER DAY = 125 X 45 = 5,625.00 LTRS.
= 5,625.00 LTRS.
ADD FOR FIRE FIGHTING = 10,000.00 LTRS.
TOTAL OVERHEAD CAP = 15,625.00 LTRS.
FOR UNDER GR.WATER TANK = 5,625.00 X 1.50
= 8,437.5.00 LTRS.
ADD FOR FIRE FIGHTING = 50,000.00 LTRS.
TOTAL UNDER GR. PROV.= 58,437.50 LTRS.

DP PLAN

PROPOSED SITE

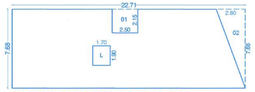
BLDG - A WING - A1 AREA KEY PLAN FOR 6th FLOOR. SCALE - 1:200

BLDG - A WING - A1 AREA CALCULATIONS FOR GROUND FLOOR							
BLOCK	=	1	8.27	X	3.86	=	31.92
DEDUCTIONS							
1	=	0.5	1.43	X	3.85	=	2.75
TOTAL DEDUCTION						=	2.75
TOTAL BUILT-UP AREA						=	29.17



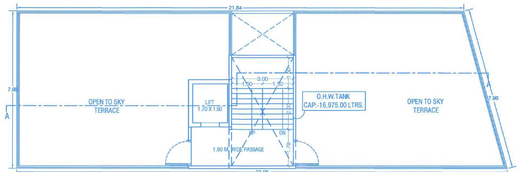
BLDG - A WING - A1 AREA KEY PLAN FOR 1ST FLOOR. SCALE - 1:200

BLDG - A WING - A1 AREA CALCULATIONS FOR 1ST FLOOR							
BLOCK	=	1	10.25	X	5.70	=	58.43
DEDUCTIONS							
1	=	1	2.03	X	1.38	=	2.80
2	=	1	2.63	X	0.32	=	0.84
TOTAL DEDUCTION						=	3.64
LIFT AREA							
L	=	1	1.70	X	1.90	=	3.23
TOTAL							3.23
TOTAL DEDUCTION							6.87
TOTAL BUILT-UP AREA						=	51.56

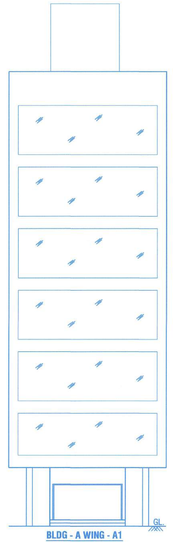


BLDG - A WING - A1 AREA KEY PLAN FOR TYPICAL :- 2ND TO 6TH FLOOR PLAN
SCALE - 1:200

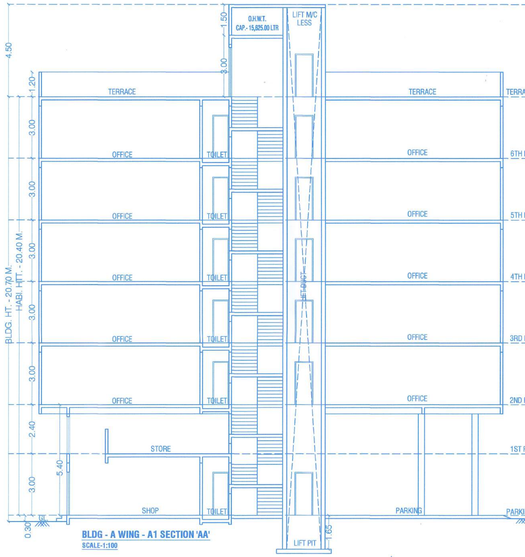
BLDG - A WING - A1 AREA CALCULATIONS FOR 2ND TO 6TH FLOOR							
BLOCK	=	1	22.71	X	7.69	=	174.41
DEDUCTIONS							
1	=	1	2.90	X	2.15	=	5.38
2	=	0.5	2.80	X	7.68	=	10.75
TOTAL DEDUCTION						=	16.13
LIFT AREA							
L	=	1	1.70	X	1.90	=	3.23
TOTAL							3.23
TOTAL DEDUCTION							19.36
TOTAL BUILT-UP AREA						=	155.06



BLDG - A WING - A1 TERRACE FLOOR PLAN
SCALE - 1:100

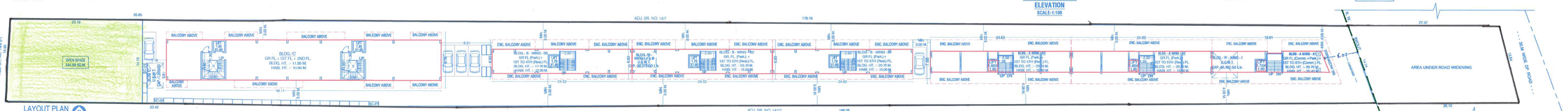


BLDG - A WING - A1 ELEVATION
SCALE-1:100

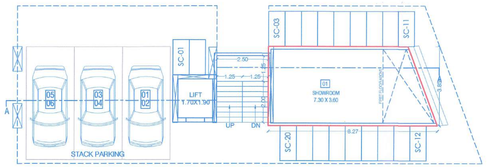


BLDG - A WING - A1 SECTION 'AA'
SCALE-1:100

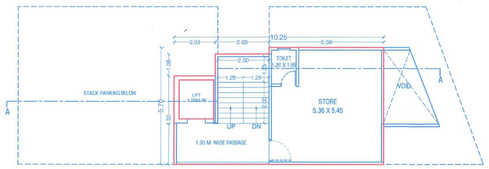
PLOT AREA KEY PLAN
SCALE-1:500



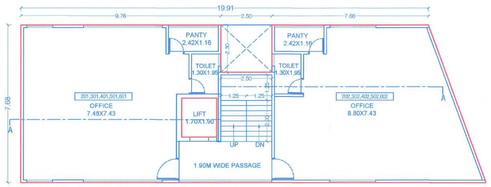
LAYOUT PLAN
SCALE - 1:250



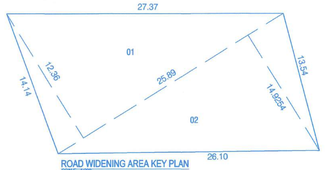
BLDG. - A WING - A1 GROUND FLOOR PLAN
SCALE-1:100



BLDG. - A WING - A1 1ST FLOOR PLAN
SCALE-1:100



BLDG. - A WING - A1 TYPICAL- 2ND,3RD,4TH,5TH,6TH FLOOR PLAN
SCALE-1:100



ROAD WIDENING AREA KEY PLAN
SCALE-1:200

ROAD WIDENING AREA CALCULATION

1) 1 / 2 X 25.89 X 12.36 = 160.00 SQ.M
2) 1 / 2 X 25.89 X 14.9254 = 193.21 SQ.M
TOTAL = 353.21 SQ.M

STAMP OF APPROVAL

01 / 05

B.P. PERMISSION & (BLDG. - A WING - A1)

PUNE MUNICIPAL CORPORATION DEVELOPMENT PLAN DEPARTMENT APPROVED PUNE

बांधकाम-1 दि. 23/06/2025
APPROVED SUBJECT TO CONDITION
APPROVED UNDER COMMENCEMENT CERTIFICATE NO: CC/1022/25
DATE :

Architect Engineer | Engineer
Building Development Department
Zone I.o. 3 P.M.C.

PREVIOUSLY SANCTION DETAILS

	COMMENCEMENT CERTIFICATE NO.	DATE
1	CC/3796/24	04/03/2025

AREA STATEMENT

		SQ.M
01	AREA OF PLOT	
	(Minium area of a,b,c to be considered)	3800.00
	a) As per ownership documents (7/12 , CTS extract)	3800.00
	b) As per measurement sheet	3800.00
	c) As per site	
02	DEDUCTION FOR	
	a) Prop. 30.00 M. D.P Road widening area/Service Road/Highway Widening (Mr wide)	353.21
	b) Any D.P. Reservation Area (24.00 M.)	- - - -
	c) Total (a+b)	353.21
03	Gross Area Of Plot (1 - 2)	3446.79
04	Amenity Space (If applicable)	- - - -
	a) Required 10% As per layout	- - - -
	b) Proposed	- - - -
	c) Balance proposed	- - - -
05	Net Area Of Plot (03-04c)	3446.79
06	Recreational Open Space 10% @ S.no. 9 (If applicable)	
	a) Required :	344.68
	b) Proposed : - (as per sanctioned)	344.68
07	Internal Road Area	- - - - - -
08	Plotable area (If applicable)	3446.79
09	Built Up Area With Reference To Basic F.S.I As Per Front Road Width (6.5m, 09 ,7.5,18)	3791.47

		PERMI.	PROP.
10	Additional Of F.S.I On Payment Of Premium - 0.50 @ S.no.1		
	a) Max. Permi. Premium FSI-Based On Road Width/TOD Zone.	- - - - -	- - - - -
	b) Proposed FSI On Payment Of Premium	1900.00	- - - - -
11	In-Situ FSI / TDR Loading 1.40 @ S.no. 1	PERMI.	PROP.
	a) In-situ area against D.P.Road (0.5 x sr. no.2 (d)) If applicable (2)	706.42	- - - - -
	b) In-Situ Area Against Amenity Space If Handed Over (2.00+ Dr 1.89 X S.no. 5(b) And / Or (c)) = ((160X2)	- - - - -	- - - - -
	c)TDM Area to Purchase From Market		
	i) Regular @ 70% :-	3229.51	- - - - -
	ii) SLum @ 30 %:-	1384.07	- - - - -
	d) Total In situ/TDR loading proposed (((1)(c)+(b)+(c)	5330.00	- - - - -
12	Additional F.S.I Area Under Chapter No. 07		
13	Total Entitlement Of F.S.I In The Proposal	PERMI.	PROP.
	a) (9+10(b)+11(d)) Or 12 Whichever Is Applicable	11,011.47	3,791.47
	b) Comm. Ancillary area upto 80% with payment of charges = 475.57 X 80%	380.45	380.45
	c) Resi. Ancillary area upto 60% with payment of charges = 3,245.28 X 60%	2010.53	1,947.17
	d) Total entitlement (a+b+c)	13,402.45	6,119.09
14	Maximum Utilization Limit Of F.S.I (Building Potential) Permissible As Per Road Width (As per regulation no. 6, 1x4,2x4,3 x4,4 as applicable (3.00 X 1.80 Or 1.80)		6,119.09
15	Total Built-up Area In Proposal (excluding area @ sr.no 17 b)		
	a) Proposed Comm. built-up area		856.02
	b) Proposed Resi. built-up area		5,192.45
	c) Total (a+b)		6,048.47
16	F.S.I Consume (15c/1)		- - - - -
17	Area Of Inclusive Housing, If Any.		
	a) Required :- (20% Of S.no. 5)		- - - - -
	b) Proposed		- - - - -

CERTIFICATE OF AREA

Certificate That The Plot Under Reference Was Surveyed By Me On_____And The Dimensions Of Side Etc. Of Plot Marked On Plot Are As Measured On Site And The Area So Worked Out Tallies With The Area Stated In Document Of Ownership / 7/12 Scheme Records / Land Records Department / City Survey Records.

ARCHITECT SIGN.

OWNERS DECLARATION, NAME & SIGN.

I/We Undersigned Hereby Confirm That I/We Would Abide By Rules Approved By Authority/Collector. I/We Would Execute The Structure As Per Approved Plan. Also I/We Would Execute The Work Under Supervision Of Proper Institute Person So As To Ensure The Quality And Safety Of The Work Strip.

MR. DNYANESHWAR J. THORVE
MR. SHANTILAL B. KATARIA

PROJECT :- THORVE - HOUSE

PROPOSED COMM. & RESI. PROJECT ON SR. NO. -14/9, AT.- BALEWADI, TAL. - HAVELI DIST.- PUNE

ARCHITECT :-
JAY AERAM & ASSOCIATES
ARCHITECTS & PLANNERS
CA/91/12812
JAY AERAM & ASSOCIATES
ADDRESS : CHINTAMANI, OFFICE - 501 & 502, CTS NO.-2096, OPP. VIJAY SALES, TILAK ROAD, SADASHIV PETH PUNE-411030
EMAIL : admin@jayaeram.com | arch.jayaeram@gmail.com
PHONE NO. : +91 9000037040

JOB NO.	DATE	SCALE	NORTH	DRAWN BY	CHECKED BY
844	21.06.2025	1:100	N	VISHAL	AR. JAY SIR