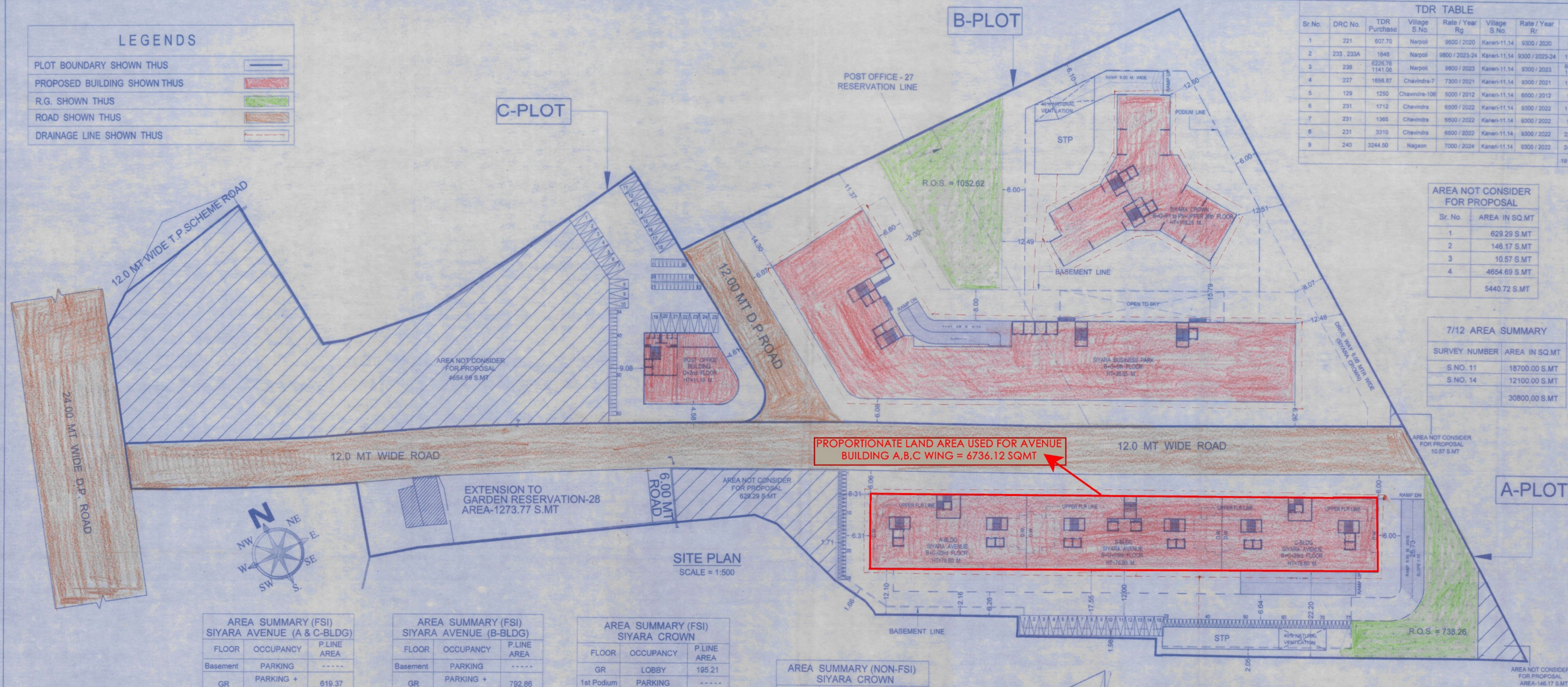


LEGENDS	
PLOT BOUNDARY SHOWN THUS	
PROPOSED BUILDING SHOWN THUS	
R.G. SHOWN THUS	
ROAD SHOWN THUS	
DRAINAGE LINE SHOWN THUS	



AREA SUMMARY (FSI)		
SIYARA AVENUE (A & C-BLDG)		
FLOOR	OCCUPANCY	P.LINE AREA
Basement	PARKING	- - - -
GR	PARKING + COMMERCIAL	619.37
Mezzanine	PARKING + COMMERCIAL	227.61
1st	PARKING + COMMERCIAL	326.14
2nd	CLUB HOUSE PARKING +	173.17
		1346.29
3rd	RESIDENTIAL	586.32
4th	RESIDENTIAL	586.32
5th	RESIDENTIAL	586.32
6th	RESIDENTIAL	586.32
7th	RESID / REFUGE	540.89
8th	RESIDENTIAL	586.32
9th	RESIDENTIAL	586.32
10th	RESIDENTIAL	586.32
11th	RESIDENTIAL	586.32
12th	RESID / REFUGE	540.89
13th	RESIDENTIAL	586.32
14th	RESIDENTIAL	586.32
15th	RESIDENTIAL	586.32
16th	RESIDENTIAL	586.32
17th	RESID / REFUGE	540.89
18th	RESIDENTIAL	586.32
19th	RESIDENTIAL	586.32
20th	RESIDENTIAL	586.32
21st	RESIDENTIAL	586.32
22nd	RESID / REFUGE	540.89
23rd	RESIDENTIAL	586.32
		12131.00
1346.29 + 12131.00		13477.29 x 2 = 26954.58

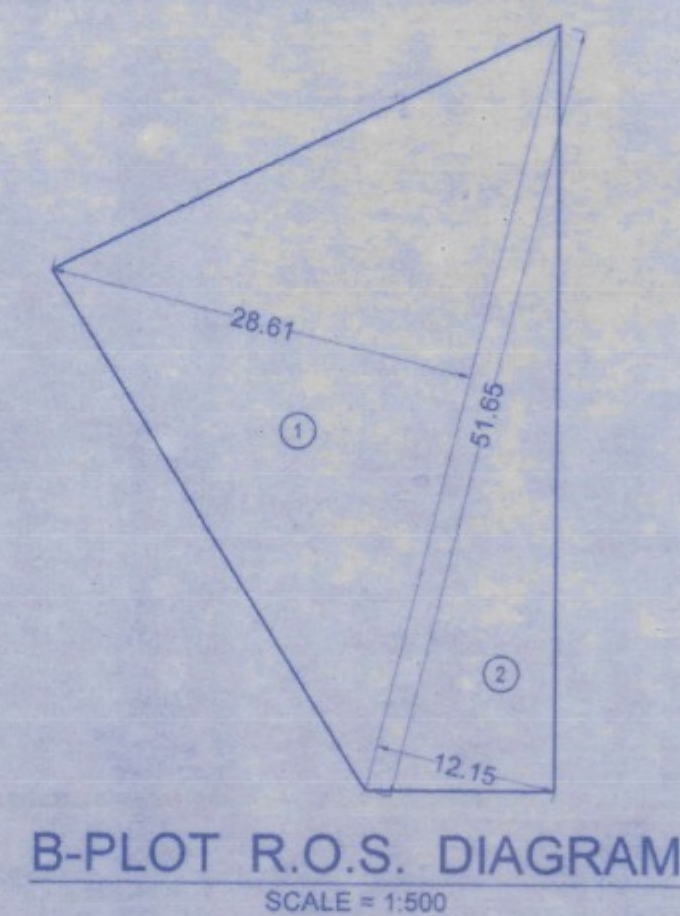
AREA SUMMARY (FSI)		
SIYARA AVENUE (B-BLDG)		
FLOOR	OCCUPANCY	P.LINE AREA
Basement	PARKING	----
GR	PARKING + COMMERCIAL	792.86
Mezzanine	PARKING + COMMERCIAL	249.48
1st	PARKING + COMMERCIAL	396.08
2nd	CLUB HOUSE + PARKING +	248.36
		1688.78
3rd	RESIDENTIAL	706.51
4th	RESIDENTIAL	706.51
5th	RESIDENTIAL	706.51
6th	RESIDENTIAL	706.51
7th	RESID / REFUGE	661.08
8th	RESIDENTIAL	706.51
9th	RESIDENTIAL	706.51
10th	RESIDENTIAL	706.51
11th	RESIDENTIAL	706.51
12th	RESID / REFUGE	661.08
13th	RESIDENTIAL	706.51
14th	RESIDENTIAL	706.51
15th	RESIDENTIAL	706.51
16th	RESIDENTIAL	706.51
17th	RESID / REFUGE	661.08
18th	RESIDENTIAL	706.51
19th	RESIDENTIAL	706.51
20th	RESIDENTIAL	706.51
21st	RESIDENTIAL	706.51
22nd	RESID / REFUGE	661.08
23rd	RESIDENTIAL	706.51
		14654.99
1688.78 + 14654.99		16343.77

AREA SUMMARY (FSI)		
SIYARA CROWN		
FLOOR	OCCUPANCY	P.LINE AREA
GR	LOBBY	195.21
1st Podium	PARKING	----
2nd Podium	PARKING	----
3rd Podium	PARKING	----
4th Podium	PARKING	----
5th Podium	PARKING	----
LOWER AMENITY	CLUB HOUSE	2888.19
UPPER AMENITY	CLUB HOUSE	933.67
1st	RESIDENTIAL	970.50
2nd	RESIDENTIAL	970.50
3rd	RESIDENTIAL	970.50
4th	RESID / REFUGE	970.50
5th	RESIDENTIAL	970.50
6th	RESIDENTIAL	970.50
7th	RESIDENTIAL	970.50
8th	RESIDENTIAL	970.50
9th	RESID / REFUGE	970.50
10th	RESIDENTIAL	970.50
11th	RESIDENTIAL	970.50
12th	SERVICE FLOOR	
13th	RESIDENTIAL	970.50
14th	RESIDENTIAL	970.50
15th	RESID / REFUGE	970.50
16th	RESIDENTIAL	970.50
17th	RESIDENTIAL	970.50
18th	RESIDENTIAL	970.50
19th	RESIDENTIAL	970.50
20th	RESID / REFUGE	970.50
21st	RESIDENTIAL	970.50
22nd	RESIDENTIAL	970.50
23rd	RESIDENTIAL	970.50
24th	RESIDENTIAL	970.50
25th	RESID / REFUGE	970.50
26th	RESIDENTIAL	970.50

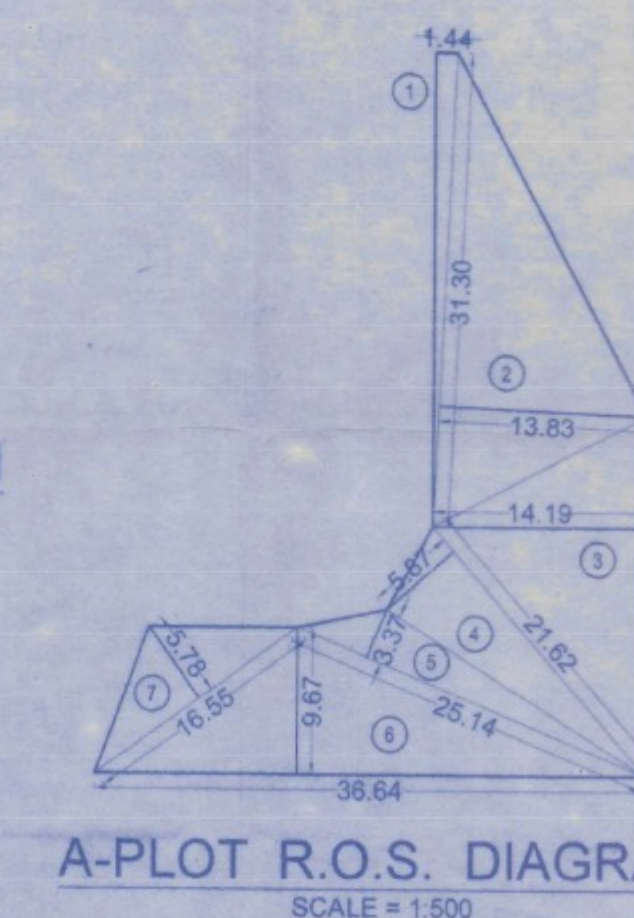
AREA SUMMARY (NON-FSI) SIYARA CROWN		
FLOOR	OCCUPANCY	P.LINE AREA
GR	PARKING	731.60
1st Podium	PARKING	2855.88
2nd Podium	PARKING	2994.20
3rd Podium	PARKING	2994.20
4th Podium	PARKING	2994.20
5th Podium	PARKING	2994.20
UPPER AMENITY	AMENITY	6044.22
		21608.50

AREA SUMMARY (FSI)		
SIYARA BUSINESS PARK		
FLOOR	OCCUPANCY	P.LINE AREA
Basement	PARKING	-----
GR	COMMERCIAL	2817.32
Mezzanine	COMMERCIAL	1100.93
1st	COMMERCIAL	3060.43
2nd	COMMERCIAL	3300.93
3rd	COMMERCIAL	3188.64
4th	COMMERCIAL	3300.93
5th	COMM / REFUGE	3061.52
Upper 5th	COMMERCIAL	132.54
		19963.24

AREA SUMMARY (NON-FSI)		
SIYARA BUSINESS PARK		
FLOOR	OCCUPANCY	P.LINE AREA
Basement	PARKING	4113.58
		4113.58



B-PLOT R.O.S. AREA CALCULATION				
1	1/2 X	51.65	X 28.61	738.85
2	1/2 X	51.65	X 12.15	313.77
				1052.62



A-Plot R.O.S. AREA CALCULATION						
1	1/2	X	31.30	X	1.44	216
2	1/2	X	31.30	X	13.83	216
3	1/2	X	23.75	X	14.19	168
4	1/2	X	21.62	X	5.87	63
5	1/2	X	25.14	X	3.37	42
6	1/2	X	36.64	X	9.67	171
7	1/2	X	16.55	X	5.78	47
						738

BUILT-UP AREA SUMMARY		
BUILDING	COMMERCIAL	RESIDENTIAL
SIYARA CROWN	-----	28279.57
SIYARA BUSINESS PARK	19903.24	-----
SIYARA AVENUE (A-BLDG)	1346.29	12131.00
SIYARA AVENUE (B-BLDG)	1688.78	14654.99
SIYARA AVENUE (C-BLDG)	1346.29	12131.00
TOTAL	24344.60	67196.56
	91541.16	

TDR TABLE							
Sr.No	DRC No.	TDR Purchase	Village S No	Rate / Year Rg	Village S No	Rate / Year Rr	Y
1	221	507.70	Narpoli	9600 / 2020	Kaneri-11.14	9300 / 2020	827.30
2	233, 233A	1648	Narpoli	9800 / 2023-24	Kaneri-11.14	9300 / 2023-24	1730.40
3	238	6326.76 1141.08	Narpoli	9800 / 2023	Kaneri-11.14	9300 / 2022	6638.09 1198.15
4	227	1658.87	Chavindra-7	7300 / 2021	Kaneri-11.14	9300 / 2021	1293.91
5	129	1250	Chavindra-106	5000 / 2012	Kaneri-11.14	6600 / 2012	950.00
6	231	1712	Chavindra	6500 / 2022	Kaneri-11.14	9300 / 2022	1181.28
7	231	1365	Chavindra	6500 / 2022	Kaneri-11.14	9300 / 2022	941.85
8	231	3310	Chavindra	6500 / 2022	Kaneri-11.14	9300 / 2022	2283.90
9	240	3244.50	Nagson	7000 / 2024	Kaneri-11.14	9300 / 2022	2433.75

AREA NOT CONSIDER FOR PROPOSAL	
Sr. No.	AREA IN SQ.MT
1	629.29 S.MT
2	146.17 S.MT
3	10.57 S.MT
4	4654.69 S.MT
	5440.72 S.MT

7/12 AREA SUMMARY	
SURVEY NUMBER	AREA IN SQ.MT
S.NO. 11	18700.00 S.MT
S.NO. 14	12100.00 S.MT
	30800.00 S.MT

STAMP FOR APPROVAL

1/23

पिंपरी नगरपालिका
पिंपरी (राष्ट्रीय)

कार्यालयीय पत्र क्र. बा.प्र.क्र. (२०८) २०८३.२०२४
पा.क्र.न.र.दि. ५७८ दिनांक १६.०९.२०२४ जम्हो

श्रीतीत जीवन रक्षुन व शिराया रंगने दुल्लती सुचकिया बाम्भे २० फिनो ४
मोषधम/किन्नल घरतानी मंजूर पोस्ट डीग्रेडिय

(Signature)
मुख्य अधिकारी नगरपालिका
पिंपरी नगरपालिका शेअर महानगरपालिका

मा. आमुक्ता यादवे मंजूरी मुसकर

AREA STATEMENT		SQ.M
1. AREA OF PLOT (minimum area of a,b,c to be considered)		25507.81
(a) As per ownership document (7/12, CTS extract)		30800.00
(b) As per measurement sheet		31437.22
(c) As per site		31437.22
	A- PLOT B- PLOT C- PLOT	
(A-PLOT) 12931.83 - (829.29 +146.17) = 12,156.17	12156.17	
(B-PLOT) 11582.21 - (10.57) = 11,581.64		11581.64
(C-PLOT) 8424.89 - (4654.89) = 1770.00		1770.00
TOTAL = 25,507.81		
2 DEDUCTIONS FOR		
(a1) 12.00 D.P. ROAD		712.05
(a2) 12.00 EXIS. ROAD	4146.28	
(b) Any DP Reservation Area (Post Office - 27) (Garden - 28)	4042.47 1273.77	
Total (a+b)	5420.05	4754.52
3. BALANCE AREA OF PLOT (1-2)	6736.12	6827.12
4. AMENITY SPACE (if applicable)		1770.00
(a) Required		
(b) Adjustment of 2(b), if any		
(c) Balance Proposed		
5. NET PLOT AREA (3-4 (c))	6736.12	6827.12
6. RECREATIONAL OPEN SPACE (if applicable)		1770.00
(a) Required	673.61	682.71
(b) Proposed	738.26	1052.62
7. INTERNAL ROAD AREA		
8. PLOTTABLE AREA (if applicable)		
9. BUILT UP AREA WITH REFERENCE TO BASIC F.S.I. AS PER FRONT ROAD WIDTH A-PLOT 6736.12 x 1.1 A.R. POLICY B-PLOT (6827.12+4042.47) = 10869.59 x 1.1 C-PLOT 1770.00 x 1.0	7409.73 11956.55	1770.00
10. ADDITIONAL FSI ON PAYMENT PREMIUM		
(a) Max permissible premium FSI - based on road width/TOD zone		
(b) Proposed FSI on payment of premium A-PLOT 12156.17 x 0.50 = 6078.08 B-PLOT 11581.64 x 0.50 = 5790.82	5850.00	5095.00
11. IN-SITU FSI / TDR LOADING		
(a) In-situ area against DP Road [2.0 x Sr.No. 2(a)] (B-PLOT) 712.05 x 2	-----	1424.10
(b) In-situ area against Amenity space handed over [2.00 or 1.85 x Sr.No. 4 (b) and / or (c)] (B-PLOT) 4042.47 x 1.15		4648.84
(c) TDR area A-PLOT (12156.17 x 1.15 = 13979.59) B-PLOT (11581.64 x 1.15 = 13318.88) - (1424.10 + 4548.84) = 7245.94	13517.33	5861.28
(d) Total in-situ / TDR loading proposed (11 a+b+c)		11734.22
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 A-PLOT COMM = 2458.64 A-PLOT RESID = 24308.42 B-PLOT COMM = 11056.55 B-PLOT RESID = 17729.22	26777.06	28786.77
(b) Ancillary Area FSI upto 60% or 80% with payment of charges A-PLOT 80% OF 2458.64 = 1974.91 A-PLOT 60% OF 24308.42 = 14585.05 B-PLOT 80% OF 11056.55 = 8845.24 B-PLOT 60% OF 17729.22 = 10637.53	16559.96	19482.77
(c) Total entitlement (a+b)	43337.02	48268.54
14. MAXIMUM UTILIZATION LIMIT OF FSI (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)		
(a) Existing Built-up Area		
(b) Proposed Built-up Area (as per P-Line) SIYARA AVENUE (A-BLDG) 13477.39 SIYARA AVENUE (B-BLDG) 16343.77 SIYARA AVENUE (C-BLDG) 13477.29 SIYARA CROWN 28279.57 SIYARA BUSINESS PARK 10963.24	43298.35	48242.61
	43298.35 + 48242.61	91541.16