

Form of statement 2 [Sr. No. 9(a)] Proposed Building:		
BUILDING NO.	FLOORS	RESI.
COMMERCIAL	BASEMENT 2	0.00
	BASEMENT 1	0.00
	GROUND FLOOR	742.16
	MEZZANINE	569.24
	TOTAL	1311.40

Form of statement 2 [Sr. No. 9(a)] Proposed Building:			
BUILDING NO.	FLOORS	RESI.	TENEMENTS
TOWER 1	BASEMENT 2	0.00	0.00
	BASEMENT 1	0.00	0.00
	GROUND FLOOR	87.09	0.00
	PODIUM 1/ 1ST	0.00	0.00
	PODIUM 2/ 2ND	0.00	0.00
	TOTAL	87.09	0

Form of statement 2 [Sr. No. 9(a)] Proposed Building:			
BUILDING NO.	FLOORS	RESI.	TENEMENTS
TOWER 2	BASEMENT 2	0.00	0.00
	BASEMENT 1	0.00	0.00
	GROUND FLOOR	83.90	0.00
	PODIUM 1/ 1ST	0.00	0.00
	PODIUM 2/ 2ND	0.00	0.00
	3RD	559.80	6.00
	TOTAL	643.70	6.00

Form of statement 2 [Sr. No. 9(a)] Proposed Building:			
BUILDING NO.	FLOORS	RESI.	TENEMENTS
TOWER 3	BASEMENT 2	0.00	0.00
	BASEMENT 1	0.00	0.00
	GROUND FLOOR	97.63	0.00
	PODIUM 1/ 1ST	0.00	0.00
	PODIUM 2/ 2ND	0.00	0.00
	3RD	727.14	6.00
	4TH	727.14	6.00
	5TH	727.14	6.00
	6TH (REFUGE)	685.63	6.00
	7TH	727.14	6.00
	8TH	727.14	6.00
	9TH	727.14	6.00
	10TH	727.14	6.00
	11TH (REFUGE)	685.63	6.00
	12TH	727.14	6.00
	13TH	727.14	6.00
	14TH	727.14	6.00
	15TH	727.14	6.00
	16TH (REFUGE)	685.63	6.00
	17TH	727.14	6.00
	18TH	727.14	6.00
	19TH	685.63	6.00
	20TH	685.63	6.00
	21ST (REFUGE)	685.63	6.00
	22ND	727.14	6.00
	23RD	727.14	6.00
	24TH	727.14	6.00
	25TH	727.14	6.00
	26TH (REFUGE)	685.63	6.00
	27TH	727.14	6.00
	28TH	727.14	6.00
	29TH	727.14	6.00
	30TH	727.14	6.00
	31ST (REFUGE)	685.63	6.00
	32ND	727.14	6.00
	33RD AMENITY	152.93	0.00
	TOTAL	21732.6800	180.0000

SANITATION REQUIREMENT AS PER TABLE NO-12 'O' (WING S2)									
NO. OF PERSONS - 10 SQ.M./PERSONS (GROUND +MEZZ FLOOR) : 1311.40/ 10 = 131.14 PERSONS.									
TOTAL NO. OF PERSONS - 131.14 PERSONS SAY 132 PERSONS									
TOTAL NO. OF PERSONS - 132 PERSONS CONSIDERING 50% GENTS & 50% LADIES.									
NO. OF PERSONS - 66 GENTS & 66 LADIES									
SR.NO	FIXTURES	SHOP OWNERS		PUBLIC TOILET FOR FLOATING POPULATION					
(1)	(2)	MALE	FEMALE	MALE	FEMALE	(5)	(6)	(7)	(8)
		REQ.	PROP.	REQ.	PROP.	REQ.	PROP.	REQ.	PROP.
i)	W.C.	1 per 8 persons /part thereof	9 NOS.	1 per 8 persons /part thereof	9 NOS.	1 PER 50 (MINI. 2)	2 NOS.	1 PER 50 (MINI. 2)	2 NOS.
ii)	URINALS	---	---	---	---	1 PER 50	1 NOS.	---	---

BUILDING WISE F.S.I. STATEMENT						
BLDG NO.	FLOOR NO.	HIGHT OF BUILDING	F.S.I. AREA	TOTAL B/UP AREA (SQ.M.)	TNMTS.	
(1)	(2)	(3)	(4)	(5)	(6)	(7)
			COMM	RESI.	RESI.	
TOWER 1	B2+B1+GR+P1 /1ST+P2/ 2ND FLOOR.	12.60 M.	0.00	87.09	87.09	0.00
TOWER 2	B2+B1+GR+P1 /1ST+P2/ 2ND+3RD FLOOR.	15.60 M.	0.00	643.70	643.70	6.00
TOWER 3	B2+B1+GR+P1 /1ST+P2/ 2ND+3RD TO 32ND+33RD AMENITY FLOOR.	107.10 M.	0.00	21732.68	21732.68	180.00
COMMERCIAL	B2+B1+GR+MEZZ. FLOOR.	7.50 M.	1311.40	0.00	1311.40	0.00
TOTAL	TOTAL AREA		1311.40	22463.47	23774.87	186.00
					23774.87	186.00

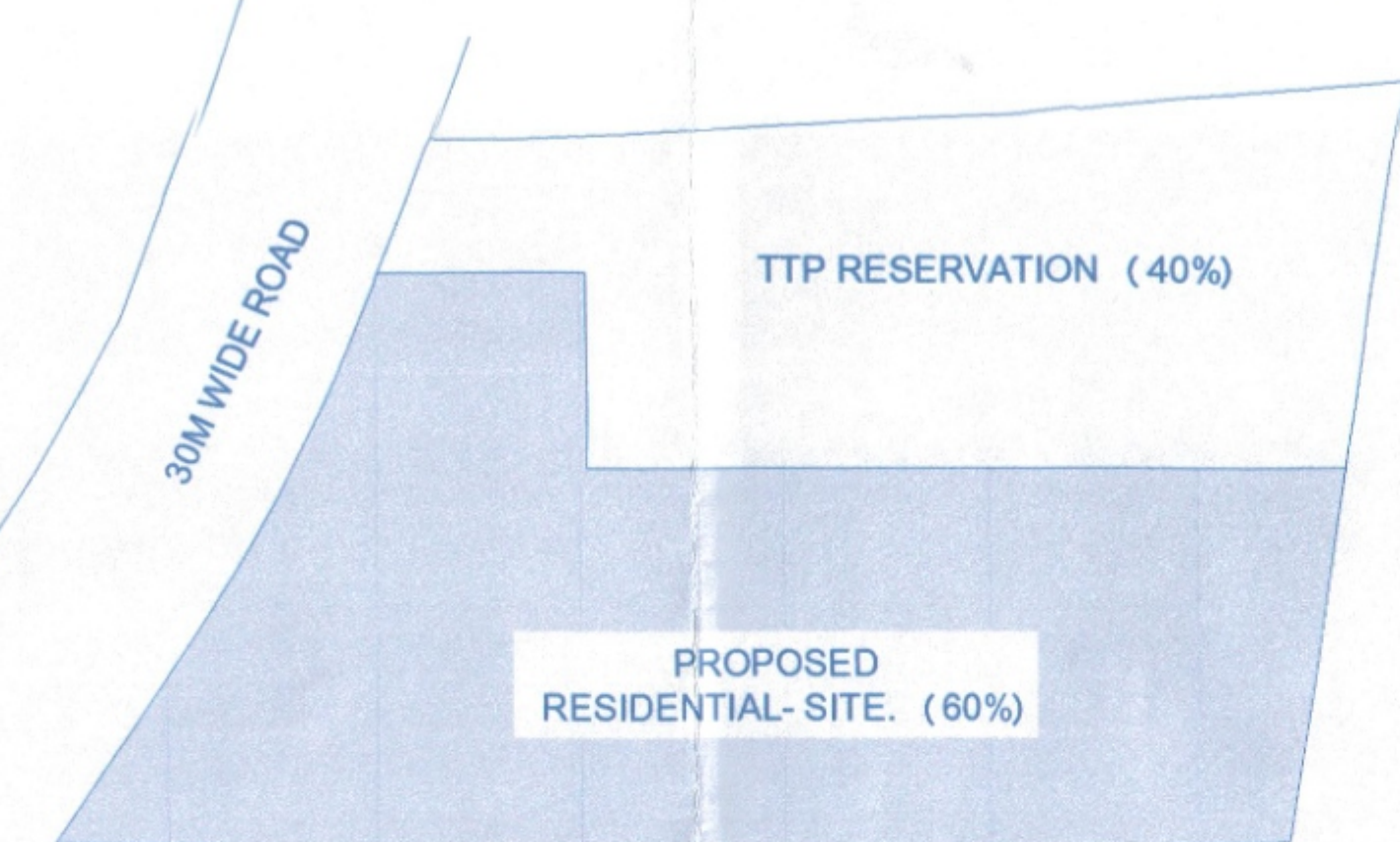
PARKING CALCULATION-									
TYPE	CARPET AREA / FSI (M2)	TNMTS.(NOS)	CAR (NOS)	SCOOTER (NOS.)	BY RULE	REQD.	BY RULE	REQD.	
RESIDENTIAL	40 - 80	2	70	1	35	2	70		
COMMERCIAL	80-150	1	116	1	116	1	116		
Total Required (Nos)	1311.40	100	2	26	6	78			
Area Required									
In Addition 5% Visitors Parking									
Total Area Required									
Total Area Proposed									

REFUGE AREA CALCULATIONS		
BUILDING NO.	REFUGE AREA (REQUIRED)	REFUGE AREA (PROVIDED)
(1)	(2)	(3)
TOWER 2	45.65X6=273.90	345.42
TOWER 3	60.04X6=360.24	360.60
TOTAL AREA=	634.1400	706.02

Total Number of Tenements:
Tower 2 = 6
Tower 3 = 180
Commercial = 15
Total(6+180+15) = 201

Total Sanctioned FSI for the project - LUXTON
Tower 1 = 87.09 Sq. Mtrs.
Tower 2 = 643.70 Sq.Mtrs.
Tower 3 = 21732.68 Sq. Mtrs.
Commercial = 1311.40 Sq. Mtrs.
TOTAL = 23774.87 Sq. Mtrs

Total Parkings for the project:
Commercial 78
Residential 116
Total 194



LAYOUT KEY PLAN
SCALE-1.1000

40% TRUCK TERMINUS PARKING AS PER ACCOMMODATION RESERVATION PRINCIPAL	
A) Site Area: 13708.25 SQ.M	Area Under Reservation (40%)- 5483.30 SQ.M
Balance Plot Area (60%)- 8224.95 SQ.M	
B) GROUND FLOOR B / UP - 683.75 SQ.M	FIRST AND SECOND FLOOR B / UP - 907.03 SQ.M
THIRD FLOOR B / UP - 891.96 SQ.M	TOTAL B / UP - 3062.77 SQ.M
C) REQUIRED BUILT-UP AS PER UDCPR - 10% * SITE AREA = 14800.00 SQ.M	PROPOSED BUILT-UP = 3369.77 SQ.M (i.e. 20% OF TOTAL PLOT AREA)
RESERVATION PLOT AREA CALCULATION (TRUCK TERMINUS PARKING)	
TOTAL PLOT AREA	13708.25
RESIDENTIAL PLOT AREA	8224.95
RESERVATION PLOT AREA	5483.30

WATER REQUIREMENT: For TOWER 2			
TANK		REQUIRED CAPACITY (LIT.)	PROPOSED CAPACITY(LIT.)
OHWT	RESIDENTIAL	116100	116500.00
	FIRE REQUIREMENT	100000	100000
	TOTAL	216100	216500.00
UGWT	FIRE REQUIREMENT	150000.00	150000.00
	TOTAL	362200.00	363000.00
FIRE BREAK WATER TANK	FIRE REQUIREMENT	100000	100000
WATER REQUIREMENT: For TOWER 3			
TANK		REQUIRED CAPACITY (LIT.)	PROPOSED CAPACITY(LIT.)
OHWT	RESIDENTIAL	121500	122000.00
	FIRE REQUIREMENT	100000	100000
	TOTAL	221500	222000.00
UGWT	FIRE REQUIREMENT	243000	244000.0000
	TOTAL	150000.00	150000.00
FIRE BREAK WATER TANK	FIRE REQUIREMENT	393000.00	394000.00
UGWT	FIRE REQUIREMENT	100000	100000
	TOTAL	100000	100000

WATER REQUIREMENT: For COMMERCIAL			
TANK		REQUIRED CAPACITY (LIT.)	PROPOSED CAPACITY(LIT.)
OHWT	COMMERCIAL	40611.02	41000.00
	FIRE REQUIREMENT	25000	25000
	TOTAL	65611.02	66000.00
UGWT	FIRE REQUIREMENT	81222.03	82000.00
	TOTAL	200000.00	200000.00
UGWT	FIRE REQUIREMENT	281222.03	282000.00
	TOTAL	281222.03	282000.00

NOTE -
1. Consider a fire fighting water tank (UGT) capacity of 50% of the total capacity for a cluster building. That is, 3,25,000 liters are required.



STAMP OF APPROVAL

Sanctioned No. B.P./Wakad/160/2025
Subject to conditions mentioned in the Office Order No.
even dated 18/12/2025
Pimpri
Date : 18/12/2025

O. C. Signed by
City Engineer

ESTD 11/10/82
Pimpri Municipal Corporation
City Engineer
Building Permission Dept.
PCMC., Pimpri, Pune-18.

AREA STATEMENT FOR TTP RESERVATION PLOT

- AREA OF PLOT (Minimum area of a,b,c to be considered)
 - (a) As per ownership documents (7/12, CTS extract) 16800.00 SQ.M.
 - (b) As per measurement sheet 16800.00 SQ.M.
 - (c) As per site 16800.00 SQ.M.
- Deduction for
 - (a) Proposed D.P./Road Widening Area/Service Road/Highway widening 1984.75 SQ.M.
 - (b) Any D.P. Reservation area 0.00 SQ.M.
 - (c) Area under industrial zone 1107.00 SQ.M.
 - (d) Total- (a+b+c) 3091.75 SQ.M.
- Balance area of plot (1-2) 13708.25 SQ.M.
- Amenity Space (if applicable)
 - (a) Required - 0.00 SQ.M.
 - (b) Adjustment of 2(b), if any - 0.00 SQ.M.
 - (c) Balance Proposed - 0.00 SQ.M.
 - (d) Total land to be handed over under reservation (40%) 5483.30 SQ.M.
 - (e) Balance Plot area (60%) 8224.95 SQ.M.
- Net Plot Area (3 - 4 (c)) 13708.25 SQ.M.
- Recreational Open space (if applicable)
 - (a) Required - 822.50 SQ.M.
 - (b) Proposed - 875.50 SQ.M.
- Internal Road Area
 - (a) Plottable area (if required) 0.00 SQ.M.
 - (b) Built up area with reference to Basic F.S.I. as per front road width (Sr. No. 5 x Basic FSI) (1-10) 18079.07 SQ.M.
- Addition of FSI on payment of premium
 - (a) Maximum perm. premium FSI- Based on road / TOD Zone 0.00 SQ.M.
 - (b) Proposed FSI on payment of premium. (0.50) 0.00 SQ.M.
- In-situ FSI/TDR loading
 - (a) In-situ area against D.P. road (2.05 x Sr. No. 2(a)) if any. 0.00 SQ.M.
 - (b) Area under Nala 0.00 SQ.M.
 - (c) In-situ area against Amenity Space if handed over (2.00 or 1.85 x Sr. No. 4 (b) and/or (c)) 0.00 SQ.M.
 - (d) TDR area (1.40) 0.00 SQ.M.
 - (e) Total In-situ / TDR loading prop.(11 (a)+(b)+(c)) 0.00 SQ.M.
 - (f) GRHA four star/IGBC platinum/equivalent rating 5% incentive fsi (sr.no.9) 0.00 SQ.M.
- Additional FSI area under Chapter No.7 (Internal Road F.S.I.) 0.00 SQ.M.
- Total entitlement of FSI in the proposal
 - (a) (B+10(b)+11(d)+11(e)) or 12 whichever is applicable. 15079.07 SQ.M.
 - (b) Ancillary Area FSI upto 60% or 80%with payment of charges. (15079.07-(1311.40/1.8)=14352.51 sq.m (resl. -60% of 14352.51)=8611.50 sq.m) 8611.50 SQ.M.
 - (c) proposed comm. = 1311.40/1.8 =726.56 (comm.-80% of 726.56 sq.m)= 582.85sq.m 582.85 SQ.M.
 - (d) Total entitlement (a+b) 24273.42 SQ.M.
- Maximum utilization limit of F.S.I. (building potential)
 - (a) 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) 1.98
- Total B/Up Area in proposal(excluding area at Sr.No.17 b)
 - (a) Existing built-up area. 0.00 SQ.M.
 - (b) Proposed Built-up Area (as per "P-line") 23774.87 SQ.M.
 - (c) Total (a+b) 23774.87 SQ.M.
- F.S.I. Consumed (15/01)
 - (a) Required (20%of sr.no.9) 0.61
 - (b) Proposed (Mhade Area of S.No.62/3B&41/3B) 0.61

CERTIFICATE OF AREA

CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON SURVEY NO. 111/13, 111/2, WAKAD, AND THE DIMENSION OF SEGS, ETC. OF PLOT STATED ON PLAN AREA AS MEASURED ON SITE AND THE AREA SO WORKED OUT ALIQUOT WITH THE AREA STATED IN DOCUMENT OF OWNERSHIP (T.P. RECORDS) AND RECORD DEPT. / CITY SURVEYED RECORDS.

OWNER'S NAME :-
M/S. Neer Sai Developers through its partner
Mr. Sachin Bansal Garg.

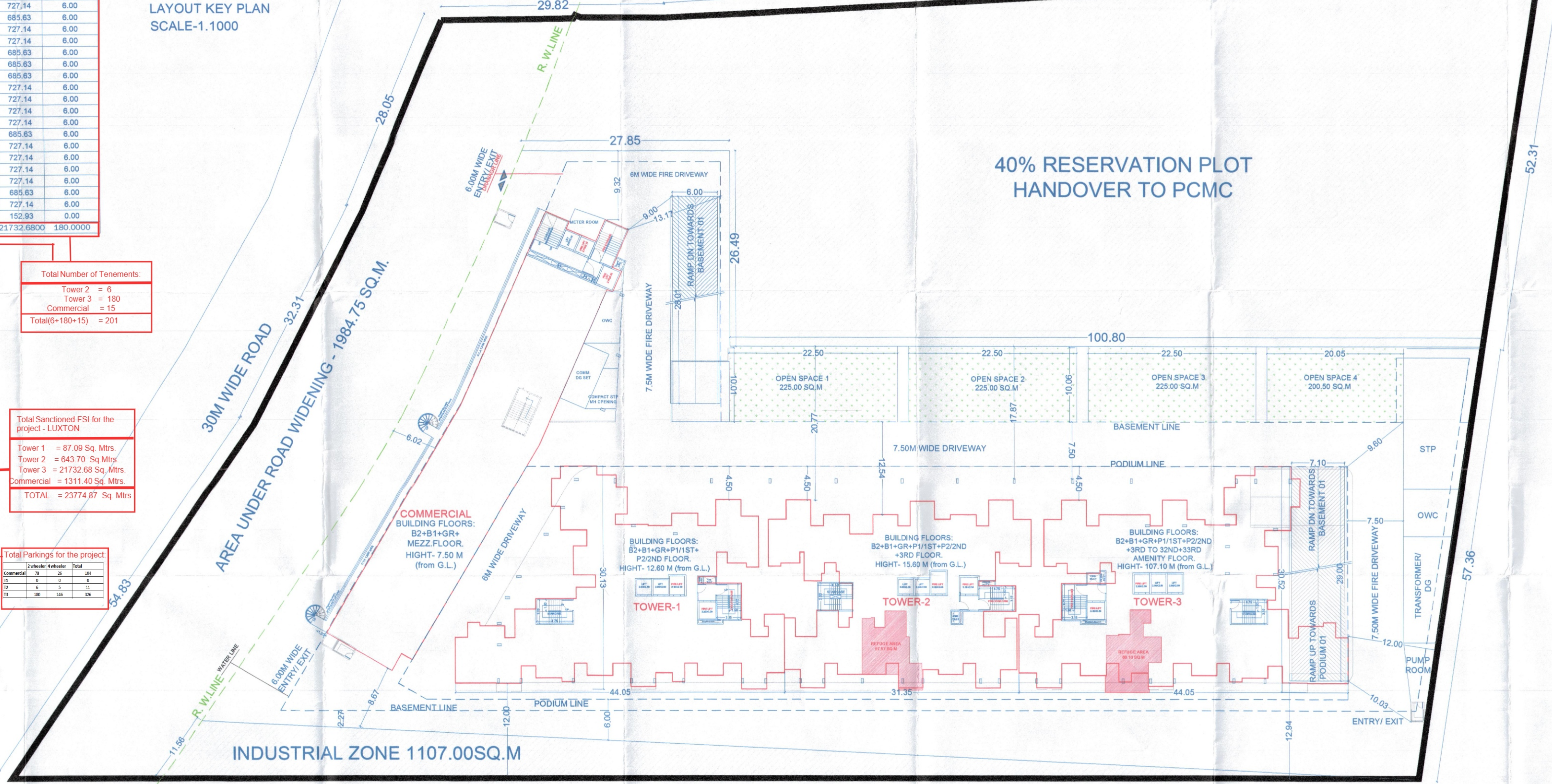
PROJECT :-
SURVEY NO. :- 111/13, 111/2
DRAWN BY :- RUTUJA AWATE
INWARD NO. :-

PLOT NO. :-
DESCRIPTION :- REGULAR TRACK, VILLAGE -WAKAD, PUNE

SHEET NO :- 01 / 10
DATE :- 17_12_2025

KEY NO :-
ARCHITECT SIGN :-
MR. ANIL BUGADE

SCALE :- 1:100



LAYOUT PLAN (SCALE- 1 : 250)