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

Total Number of Tenements:

Tower 2	= 6
Tower 3	= 180
Commercial	= 15
Total(6+180+15)	= 201

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 FLOTING POPULATION			
		MALE		FEMALE		MALE		FEMALE	
(1)	(2)	(3)		(4)		(5)		(6)	
		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)
			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		1311.40	22463.47	23774.87	186.00
	TOTAL AREA		23774.87			186.00

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

PARKING CALCULATION-

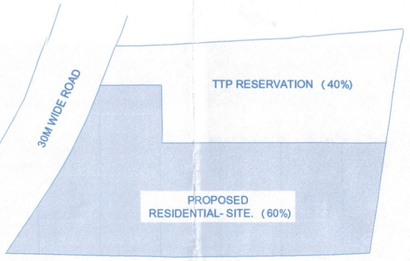
TYPE	CARPET AREA / FSI (M2)	TNMTS.(NOS)		CAR (NOS)		SCOOTER (NOS.)	
		UNIT	PROP.	BY RULE	REQD.	BY RULE	REQD.
RESIDENTIAL	40 - 80	2	70	1	35	2	70
	80-150	1	116	1	116	1	116
COMMERCIAL	1311.40	100	–	2	26	6	78
Total Required (Nos)			186		177		264
Area Required					2212.50		528.00
In Addition 5% Visitors Parking		2740.50 x 5% = 137.02					
Total Area Required		2740.50 +137.02=2877.52					
Total Area Proposed		3000.00					

Total Parkings for the project

	2 wheeler	4 wheeler	Total
Commercial	78	26	104
T1	8	5	8
T2	6	5	11
T3	180	146	326

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



LAYOUT KEY PLAN
SCALE-1.1000

40% TRUCK TERMINUS PARKING AS PER ACCOMODATION RESERVATION PRINCIPAL

A) Site Area: 13708.25 SQM
Area Under Reservation (40%)- 5483.30 SQ.M.
Balance Plot Area (60%)- 8224.95 SQ.M.

B) GROUND FLOOR B / UP - 693.75 SQ.M.
FIRST AND SECOND FLOOR B / UP - 907.03 SQ.M.
THIRD FLOOR B / UP - 891.96 SQ.M.
TOTAL B / UP -3369.77 SQ.M.

C) REQUIRED BUILT-UP AS PER UDCPR - 10% *
SITE AREA = 16800.00 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	RESIDENTIAL	232200	233000.0000
	FIRE REQUIREMENT	150000.00	150000.00
	TOTAL	382200.00	383000.00
FIRE BREAK WATER TANK	FIRE REQUIREMENT	100000	100000

WATER REQUIREMENT: For TOWER 3

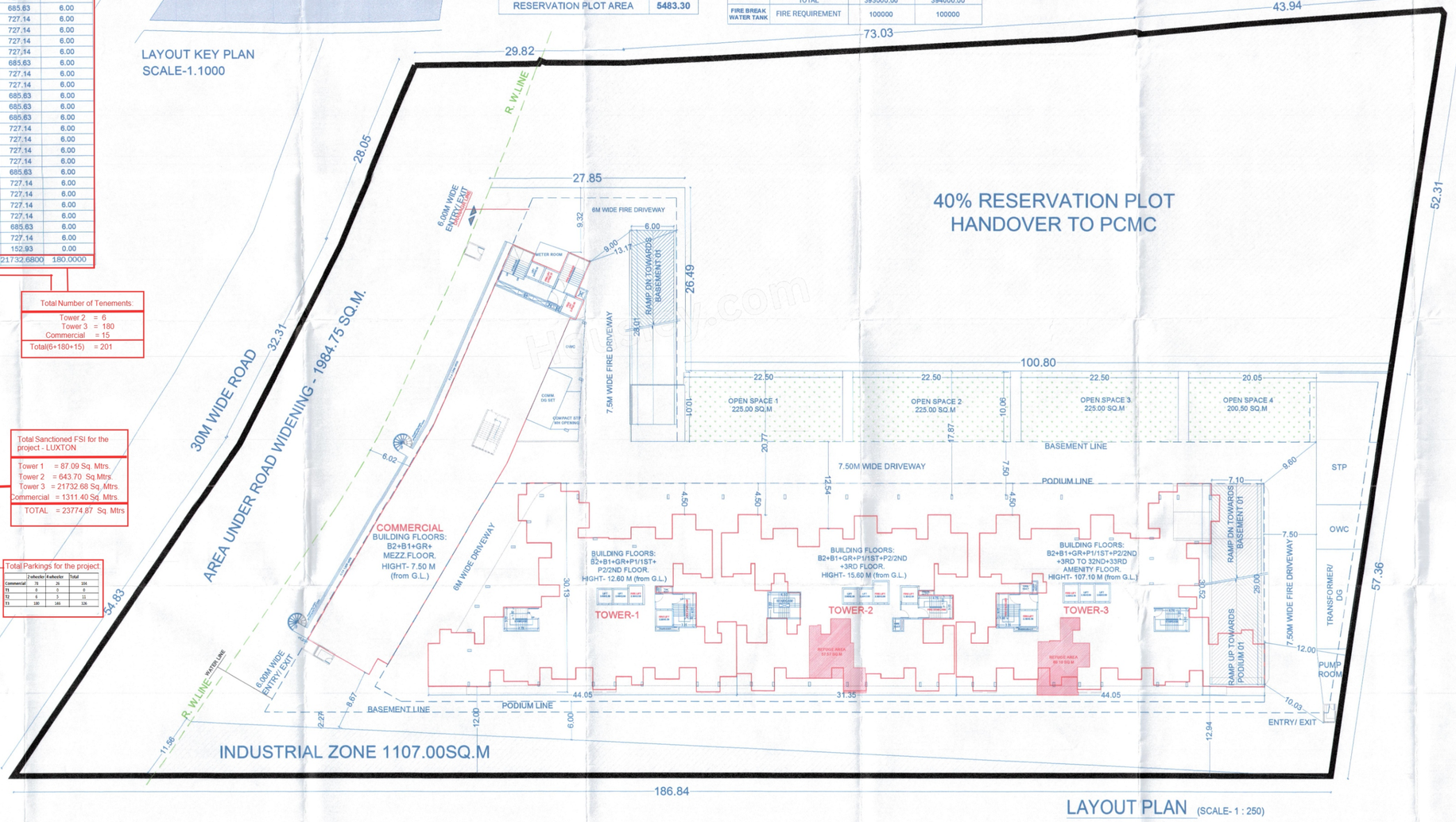
TANK		REQUIRED CAPACITY (LIT.)	PROPOSED CAPACITY(LIT.)
OHWT	RESIDENTIAL	121500	122000.00
	FIRE REQUIREMENT	100000	100000
	TOTAL	221500	222000.00
UGWT	RESIDENTIAL	243000	244000.0000
	FIRE REQUIREMENT	150000.00	150000.00
	TOTAL	393000.00	394000.00
FIRE BREAK WATER TANK	FIRE REQUIREMENT	100000	100000

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		81222.03	82000.00
	FIRE REQUIREMENT	200000.00	200000.00
	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.

PROPOSED SITE LOCATION



LAYOUT PLAN (SCALE- 1 : 250)

STAMP OF APPROVAL

Sanctioned No. B.P/Wakad/160/2025
Subject to conditions mentioned in the Office Order No.
aven dated 18/12/2025
Pimpri
Date : 19/12/2025

Municipal Corporation ESTD. 11/10/82 Pimpri-411 018

O. C. Signed by
Ctty Engineer

For City Engineer
Building Permission Dept.
PCMC., Pimpri, Pune-18.

AREA STATEMENT FOR TTP RESERVATION PLOT

1. AREA OF PLOT (Minimum area of a,b,c to be considered)	16800.00 SQ.M.
(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.
2. 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.
3. Balance area of plot (1-2)	13708.25 SQ.M.
4. 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.
5. Net Plot Area (3 - 4 (d))	13708.25 SQ.M.
6. Recreational Open space (if applicable)	
(a) Required -	822.50 SQ.M.
(b) Proposed -	875.50 SQ.M.
7. Internal Road Area	0.00 SQ.M.
8. Rotable area (if required)	0.00 SQ.M.
9. Built up area with reference to Basic F.S.I. as per front road width (Br. No. 5 x Basic FSI) (1.10)	15079.07 SQ.M.
10. 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.
11. 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.
b) 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.
(c) TDR area (1.40)	0.00 SQ.M.
(d) Total in-situ / TDR loading prop.(11 (a)+(b)+(c)	0.00 SQ.M.
(e) GRIHA four star/IGBC platinum/equivalent rating 5% incentive fsi (sr.no.9)	0.00 SQ.M.
12. Additional FSI area under Chapter No.7 (Internal Road F.S.I)	0.00 SQ.M.
13. Total entitlement of FSI in the proposal	
(a) [9+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)=14362.51 sq.m (resi. 60% of 14362.51) =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.
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)	1.98
15. 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.
16. F.S.I. Consumed (15/01) (should not be more than serial No.14 above.)	0.61
17. Area for Inclusive Housing, If any	
(a) Required (20%of sr.no.9)	0.00 SQ.M.
(b) Proposed (Mhada Area of S.NO.62/3B&41/3B)	0.00 SQ.M.

CERTIFICATE OF AREA

CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON SURVEY NO. 111/2 WAKAD. AND THE DIMENSION OF BOES, ETC. OF PLOT ENTERED ON PLAN AREA AS MEASURED ON SITE AND THE AREA SO WORKED OUT TALLIES WITH THE AREA STATED IN DOCUMENT OF OWNERSHIP / TP SCHEME RECORD / LAND RECORD DEPT. / CITY SURVEYED RECORDS.

SIGN OF ARCHITECT

OWNER'S DECLARATION

I / WE UNDERSIGNED HEREBY CONFIRM THAT I / WE WOULD ABIDE BY PLANS APPROVED BY AUTHORITY / COLLECTOR. I / WE WOULD EXECUTE THE STRUCTURE AS PER APPROVED PLANS. ALSO I / WE WOULD EXECUTE THE WORK UNDER SUPERVISION OF PROPER TECHNICAL PERSON SO AS TO ENSURE THE QUALITY AND SAFETY AT THE WORK SITE.

OWNER'S NAME :-
M/S. Neev Sai Developers Through its partner
Mr. Sanich Basantlal Garg.

OWNER SIGN :

PROJECT :-
SURVEY NO.: 111/13 ,111/2 PLOT NO.:- -
DESCRIPTION : REGULAR TRACK, VILLAGE -WAKAD, PUNE
INWARD NO. :

PATIL & BUGADE ASSOCIATES
ARCHITECT + INTERIOR DESIGNER
Plot no. 24/P4, D-5 Dhan Mahiter, Nagar, Yerwada, Near Dr. Ambedkar Sabhagh, Pune-411006, Maharashtra, India
architect2008@gmail.com
0092 020-41020 / 0092 870 07480

SHEET NO :- 01 / 10	DATE :
DRAWN BY :- RUTUJA AWATE	17_12_2025
KEY NO :-	
ARCHITECT SIGN :- MR. AMOL BUGADE	SCALE :- 1:100