



JP TOWERS

# REAL ESTATE PROJECT

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# COMMERCIAL

JP Tower offers a prime opportunity for businesses and investors seeking a strategic and modern commercial space. Located at S. No. 90/1A/1/1/3, near the upcoming Saswad-Pargaon International Airport Road and the Pune-Saswad-Pandharpur National Highway, this project is designed for growth and success.

RERA Registration Number: P52100078594

## JP Tower offers a prime investment and business opportunity in a high-growth area

Situated near the upcoming international airport and a national highway, this property promises significant capital appreciation and high rental yields. Additionally, with government approval for an upcoming IT Park in Saswad located not far from our property the demand and value potential are set to rise even further, making this an ideal time to invest.



# Gallery



# JP TOWER – Floor Plan Breakdowns

## Building A

**Parking Floor:** The parking floor for Building A includes designated spaces marked "SP" and "CP". The floor plan shows two lift wells, each measuring 2.10m x 2.10m (4.41 sq. m).

**Ground Floor:** This floor consists of 11 shops, from A001 to A011.

Shop A001 has a carpet area of 286.65 sq. ft. and a total salable area of 573.29 sq. ft..

Shop A006 has a carpet area of 276.10 sq. ft. and a total salable area of 552.20 sq. ft..

Shop A011 has a carpet area of 212.08 sq. ft. and a total salable area of 424.16 sq. ft..

**First Floor:** This floor has 11 shops, from A101 to A111.

Shop A101 has a total carpet area of 274.27 sq. ft. and a total salable area of 548.54 sq. ft..

Shop A104 has a total carpet area of 324.09 sq. ft. and a total salable area of 648.18 sq. ft..

Shop A111 has a total carpet area of 486.03 sq. ft. and a total salable area of 972.06 sq. ft..

**Second Floor:** This floor consists of 11 shops, from A201 to A211.

Shop A201 has a total carpet area of 274.38 sq. ft. and a total salable area of 411.57 sq. ft..

Shop A206 has a total carpet area of 348.09 sq. ft. and a total salable area of 522.13 sq. ft..

Shop A211 has a total carpet area of 486.03 sq. ft. and a total salable area of 729.04 sq. ft..

**Typical 3rd, 4th, 5th, and 6th Floors:** These floors contain various units with different carpet and salable areas.

# JP TOWER – Floor Plan Breakdowns

## Building B

**Parking Floor:** The parking floor for Building B includes designated spaces marked "SP" and "CP". The floor plan shows four lift wells, each measuring 2.10m x 2.10m (4.41 sq. m).

**Ground Floor:** This floor has 13 shops, from B001 to B013

Shop B001 has a carpet area of 236.72 sq. ft. and a total salable area of 473.44 sq. ft..

Shop B007 has a carpet area of 152.15 sq. ft. and a total salable area of 304.29 sq. ft..

Shop B013 has a carpet area of 192.07 sq. ft. and a total salable area of 384.13 sq. ft..

**First Floor:** This floor consists of 13 shops, from B101 to B113.

Shop B101 has a total carpet area of 255.87 sq. ft. and a total salable area of 511.75 sq. ft..

Shop B108 has a total carpet area of 255.77 sq. ft. and a total salable area of 511.53 sq. ft.

Shop B113 has a total carpet area of 418.56 sq. ft. and a total salable area of 837.13 sq. ft.

**Second Floor:** This floor consists of 11 shops, from A201 to A211.

Shop A201 has a total carpet area of 274.38 sq. ft. and a total salable area of 411.57 sq. ft..

Shop A206 has a total carpet area of 348.09 sq. ft. and a total salable area of 522.13 sq. ft..

Shop A211 has a total carpet area of 486.03 sq. ft. and a total salable area of 729.04 sq. ft..

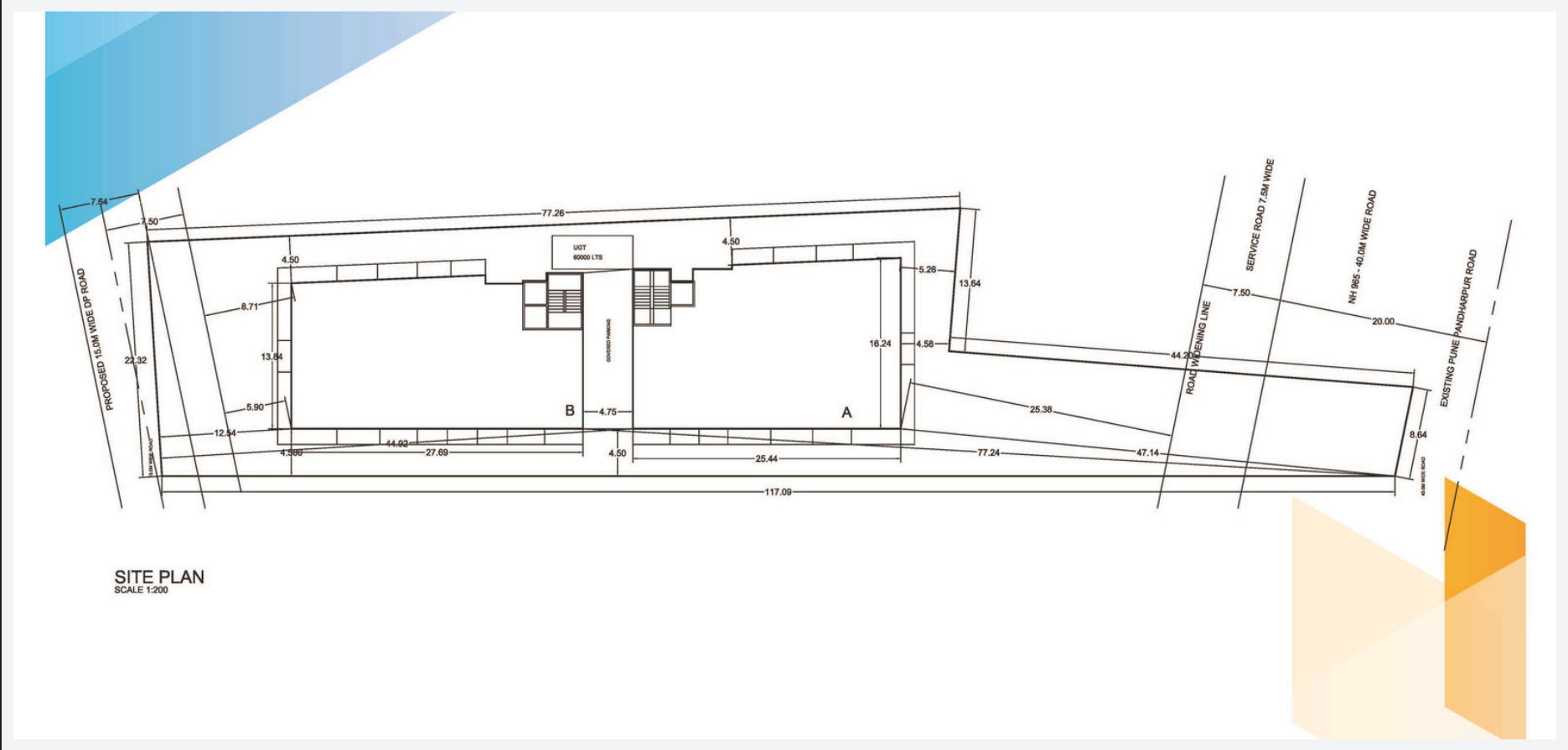
# JP TOWER – Floor Plan Breakdowns

## Building B

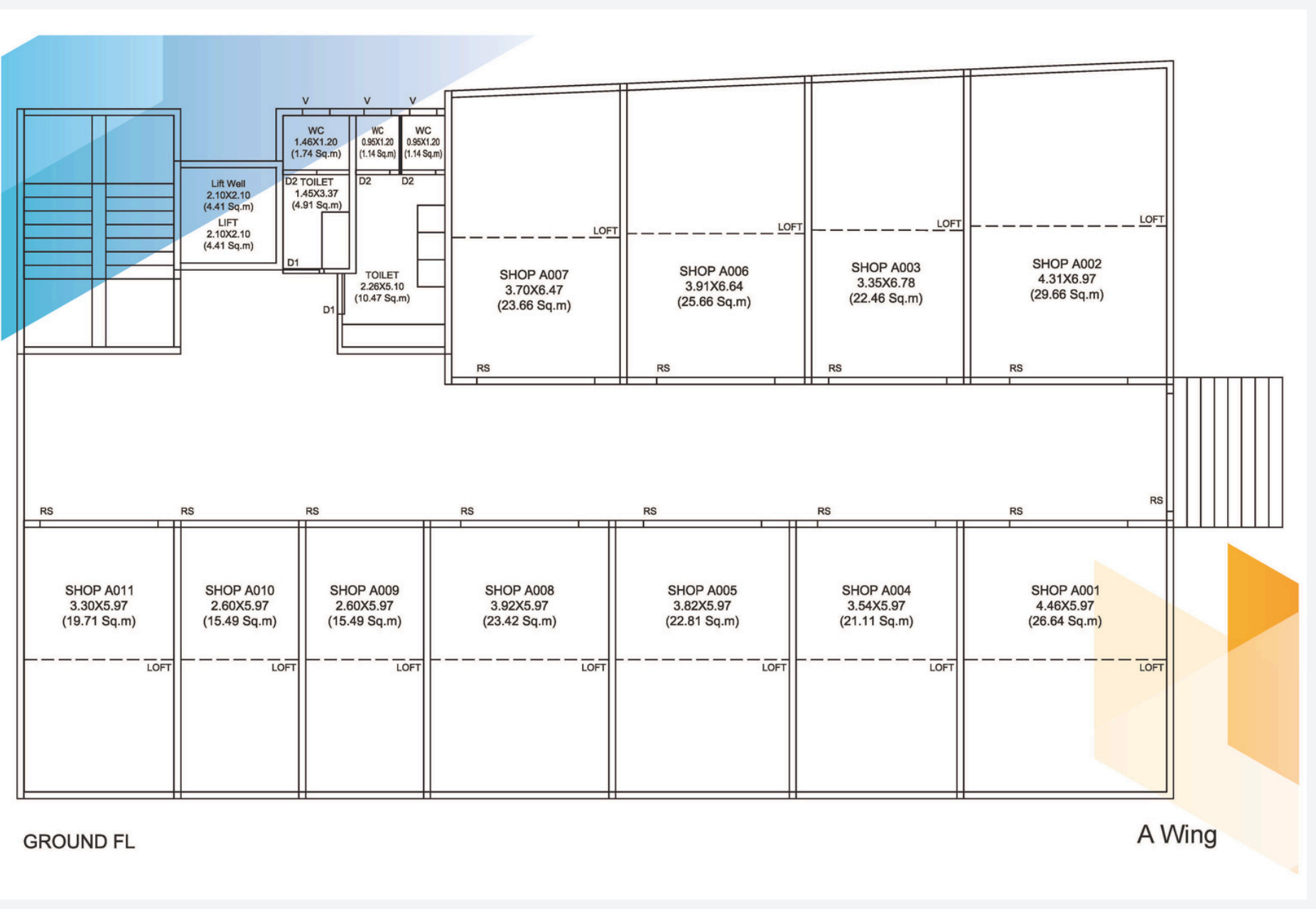
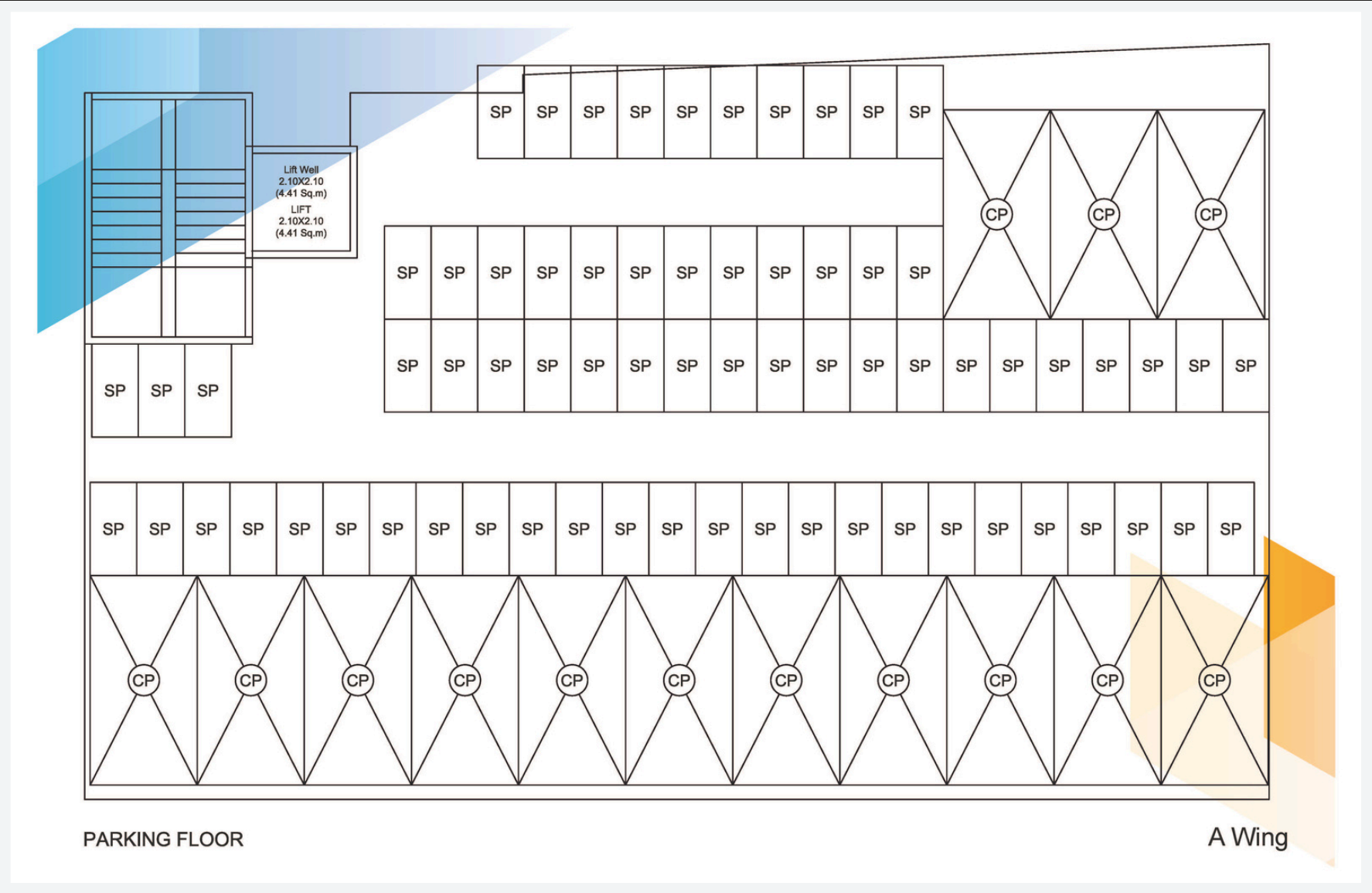
Typical 2nd, 3rd, 4th, and 5th Floors: These floors consist of 13 offices each, from B201 to B213 and so on up to B513.

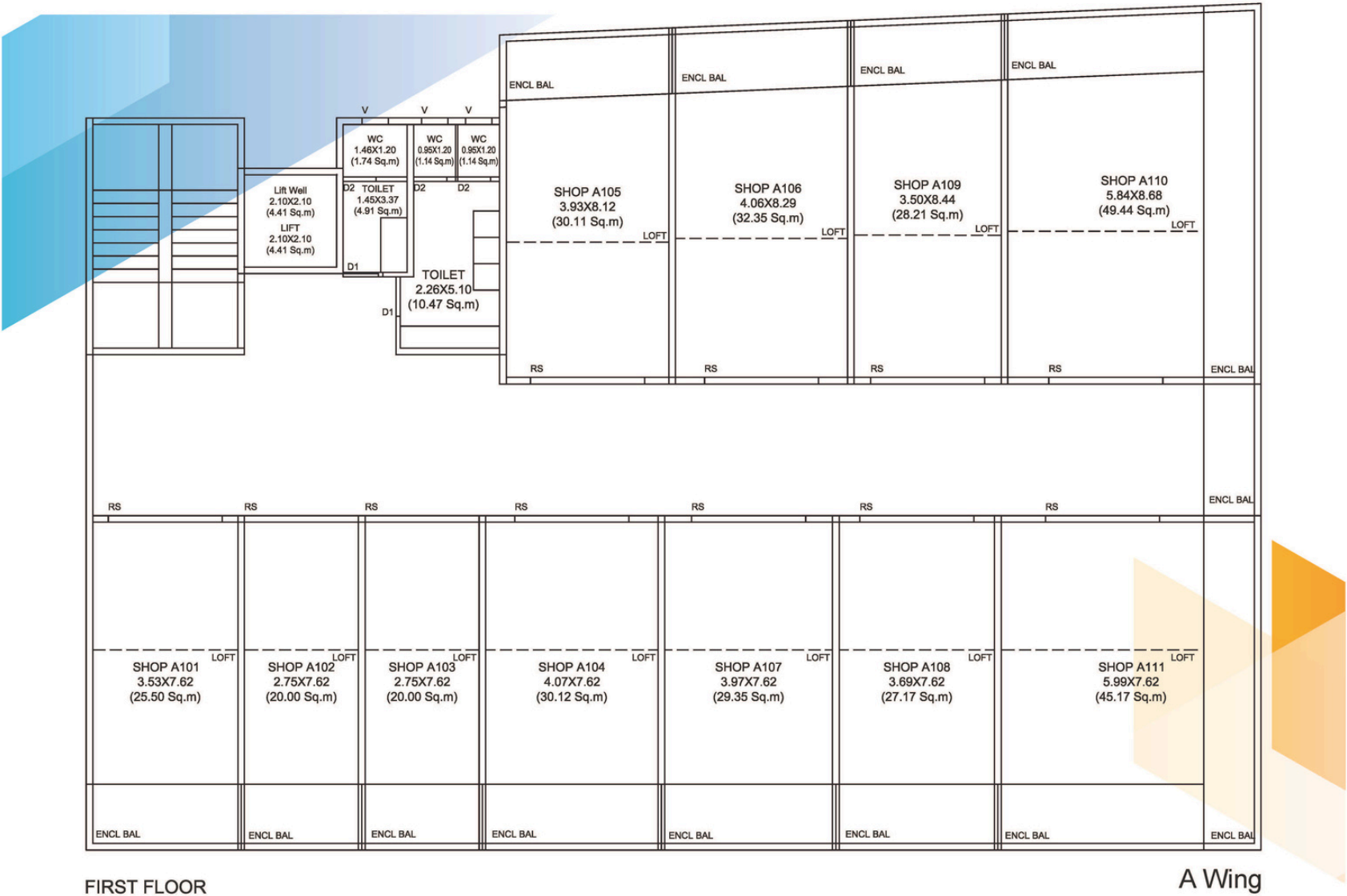
Office B201 has a total carpet area of 255.98 sq. ft. and a total salable area of 383.97 sq. ft.  
Office B206 has a total carpet area of 248.23 sq. ft. and a total salable area of 372.35 sq. ft..  
Office B213 has a total carpet area of 418.56 sq. ft. and a total salable area of 627.85 sq. ft.

Sixth Floor: This floor has one office, B601, with a total carpet area of 3507.44 sq. ft. and a total salable area of 5261.16 sq. ft.. It also has a terrace.



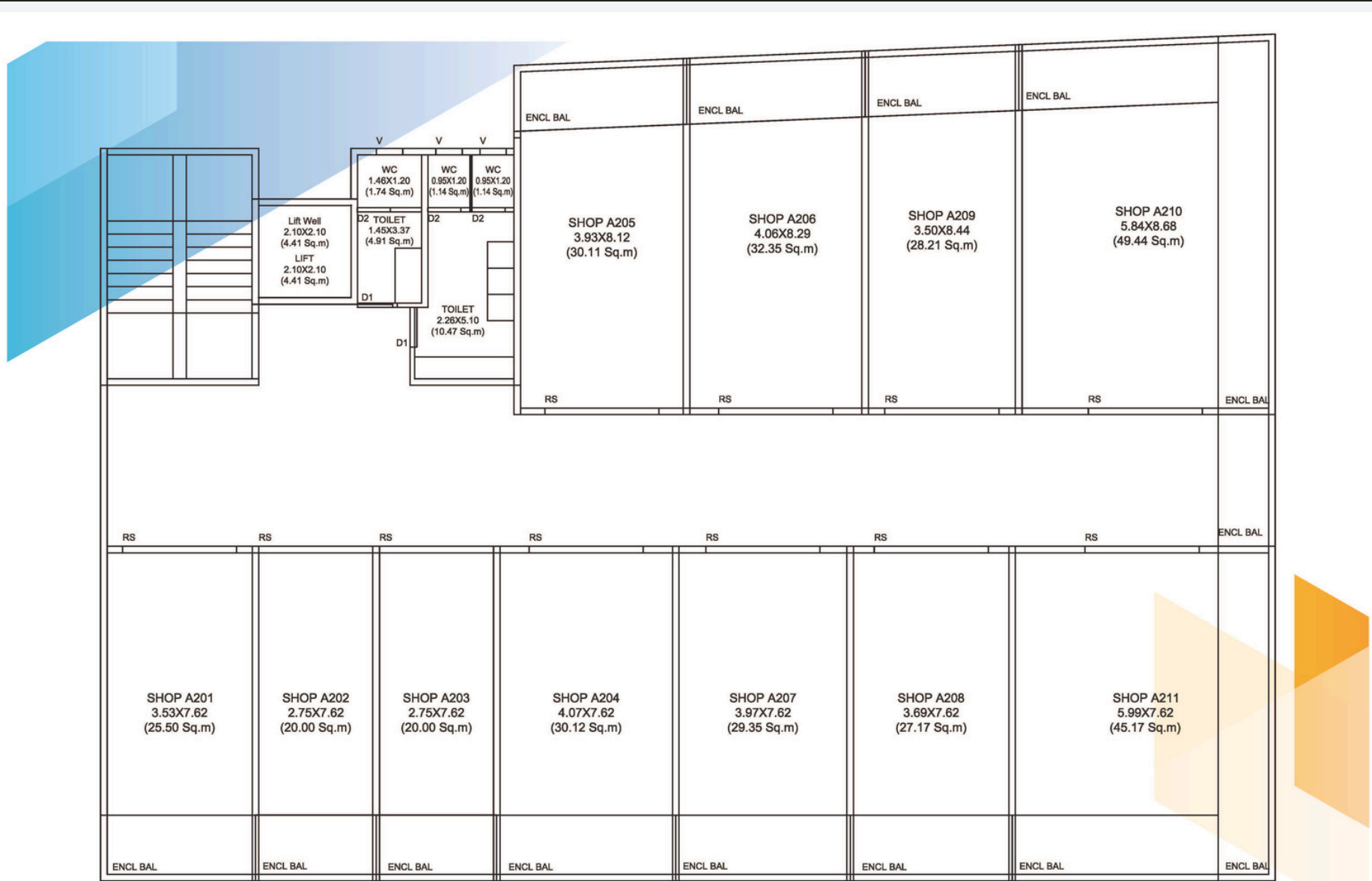
Carpet- Salable Area Table BUILDING A (SQFT)									
Bldg Name	Floor Name	Carpet name	Carpet Area	Encl. Bal. Area	Normal Bal. Area	Total Carpet Area	SALABLE AREA	LOFT AREA	TOTAL SALABLE AREA
A	GROUND FL	SHOP A001	286.65	0.00	0.00	286.65	429.97	143.32	573.29
A	GROUND FL	SHOP A002	319.14	0.00	0.00	319.14	478.71	159.57	638.28
A	GROUND FL	SHOP A003	241.67	0.00	0.00	241.67	362.50	120.83	483.34
A	GROUND FL	SHOP A004	227.14	0.00	0.00	227.14	340.72	113.57	454.29
A	GROUND FL	SHOP A005	245.44	0.00	0.00	245.44	368.15	122.72	490.87
A	GROUND FL	SHOP A006	276.10	0.00	0.00	276.10	414.15	138.05	552.20
A	GROUND FL	SHOP A007	254.58	0.00	0.00	254.58	381.87	127.29	509.16
A	GROUND FL	SHOP A008	252.00	0.00	0.00	252.00	378.00	126.00	504.00
A	GROUND FL	SHOP A009	166.67	0.00	0.00	166.67	250.01	83.34	333.34
A	GROUND FL	SHOP A010	166.67	0.00	0.00	166.67	250.01	83.34	333.34
A	GROUND FL	SHOP A011	212.08	0.00	0.00	212.08	318.12	106.04	424.16
A	FIRST FLOOR	SHOP A101	217.35	56.92	0.00	274.27	411.41	137.14	548.54
A	FIRST FLOOR	SHOP A102	170.87	44.33	0.00	215.20	322.80	107.60	430.40
A	FIRST FLOOR	SHOP A103	170.87	44.33	0.00	215.20	322.80	107.60	430.40
A	FIRST FLOOR	SHOP A104	258.35	65.74	0.00	324.09	486.14	162.05	648.18
A	FIRST FLOOR	SHOP A105	260.61	63.38	0.00	323.98	485.98	161.99	647.97
A	FIRST FLOOR	SHOP A106	282.45	65.64	0.00	348.09	522.13	174.04	696.17
A	FIRST FLOOR	SHOP A107	251.57	64.13	0.00	315.70	473.55	157.85	631.40
A	FIRST FLOOR	SHOP A108	232.85	59.50	0.00	292.35	438.52	146.17	584.70
A	FIRST FLOOR	SHOP A109	247.05	56.38	0.00	303.43	455.15	151.72	606.86
A	FIRST FLOOR	SHOP A110	337.54	194.33	0.00	531.87	797.80	265.93	1063.73
A	FIRST FLOOR	SHOP A111	303.75	182.27	0.00	486.03	729.04	243.01	972.06
A	SECOND FLOOR	SHOP A201	217.46	56.92	0.00	274.38	411.57		411.57
A	SECOND FLOOR	SHOP A202	170.87	44.33	0.00	215.20	322.80		322.80
A	SECOND FLOOR	SHOP A203	170.87	44.33	0.00	215.20	322.80		322.80
A	SECOND FLOOR	SHOP A204	258.35	65.74	0.00	324.09	486.14		486.14
A	SECOND FLOOR	SHOP A205	260.61	63.38	0.00	323.98	485.98		485.98
A	SECOND FLOOR	SHOP A206	282.45	65.64	0.00	348.09	522.13		522.13
A	SECOND FLOOR	SHOP A207	251.57	64.13	0.00	315.70	473.55		473.55
A	SECOND FLOOR	SHOP A208	232.85	59.50	0.00	292.35	438.52		438.52
A	SECOND FLOOR	SHOP A209	247.05	56.38	0.00	303.43	455.15		455.15
A	SECOND FLOOR	SHOP A210	337.54	194.33	0.00	531.87	797.80		797.80
A	SECOND FLOOR	SHOP A211	303.75	182.27	0.00	486.03	729.04		729.04
A	TYPICAL 3rd 4th 5th 6th	A301;A401;A501;A601	349.16	58.10	0.00	407.27			
A	TYPICAL 3rd 4th 5th 6th	A302;A402;A502;A602	388.87	35.94	0.00	424.80			
A	TYPICAL 3rd 4th 5th 6th	A303;A403;A503;A603	416.30	0.00	0.00	416.30			
A	TYPICAL 3rd 4th 5th 6th	A304;A404;A504;A604	388.87	35.94	0.00	424.80			
A	TYPICAL 3rd 4th 5th 6th	A305;A405;A505;A605	408.23	0.00	0.00	408.23			
A	TYPICAL 3rd 4th 5th 6th	A307;A407;A507;A607	544.99	133.96	41.96	720.92			
A	TYPICAL 3rd 4th 5th 6th	A306;A406;A506;A606	412.97	26.79	41.96	481.73			





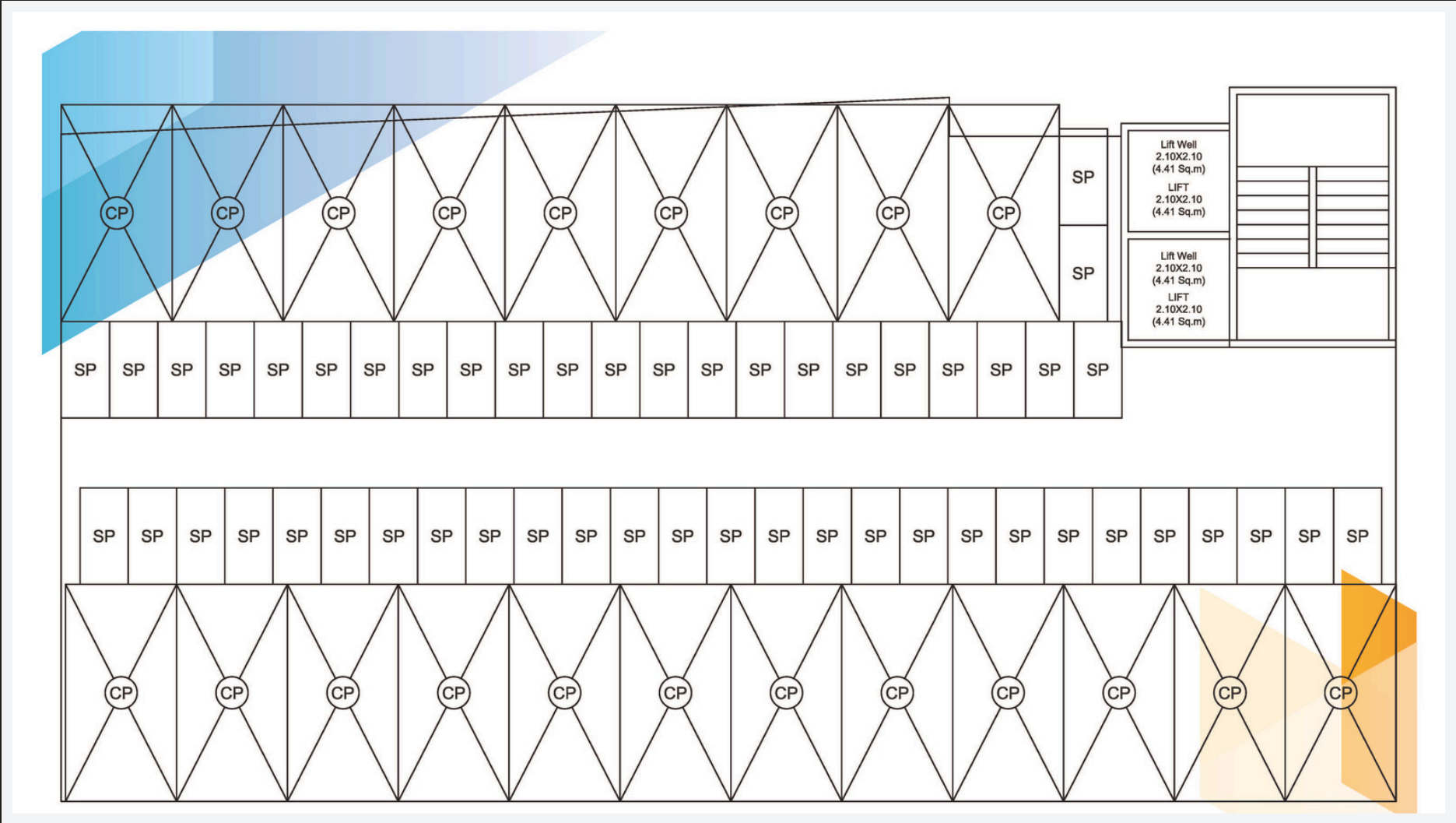
FIRST FLOOR

A Wing

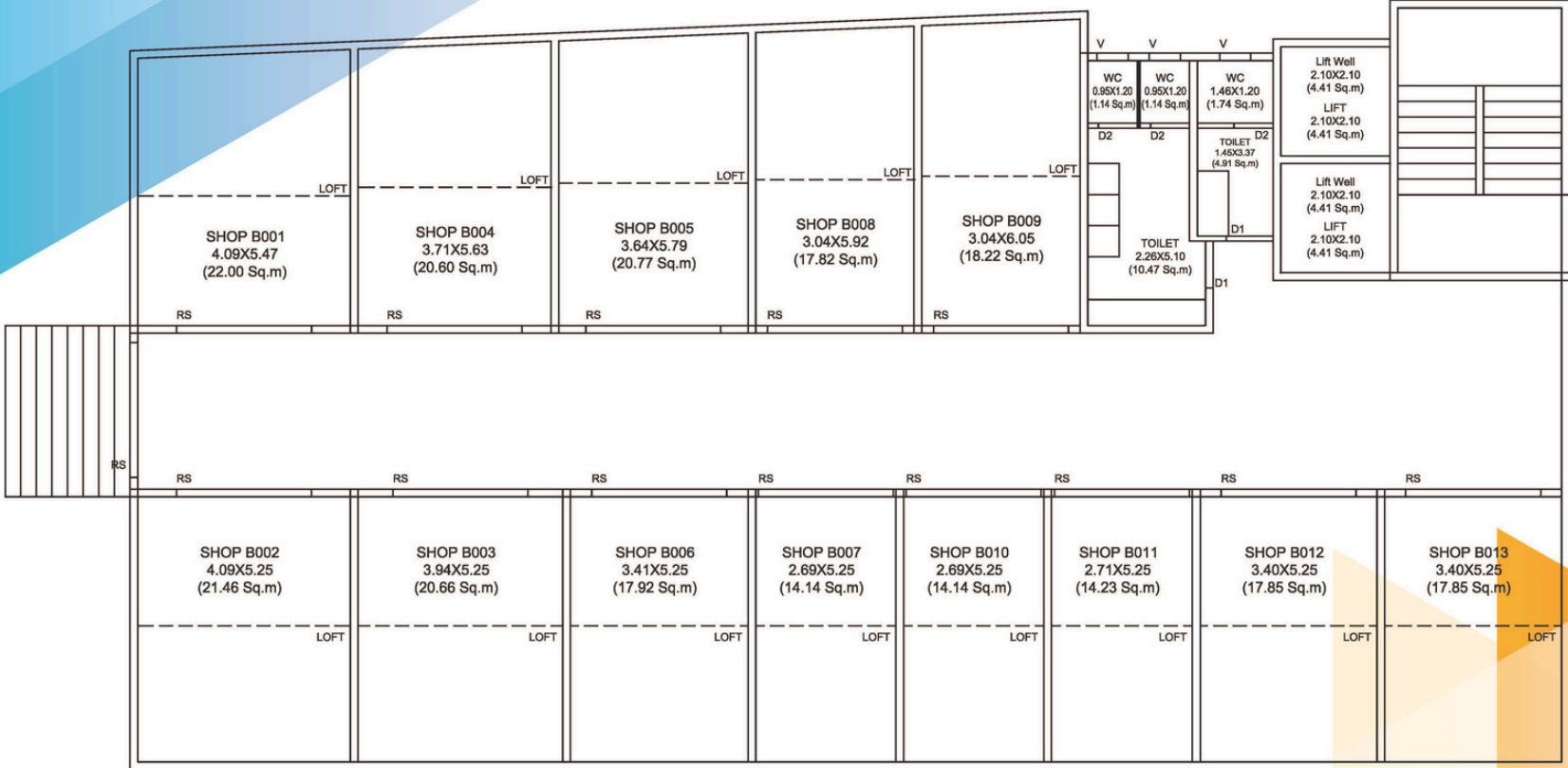


SECOND FLOOR

A Wing

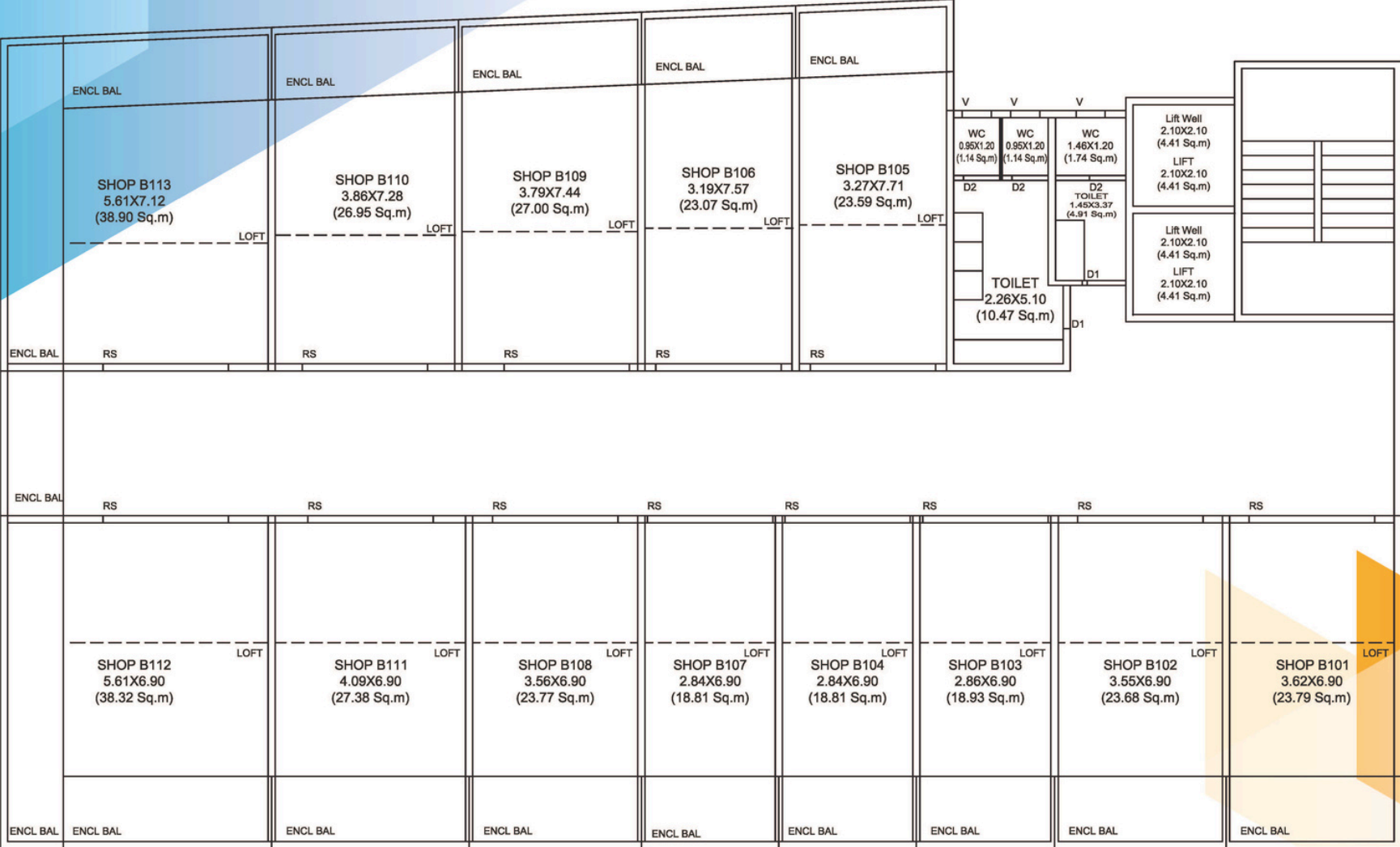


Carpet Area Table BUILDING B (SQFT)								
Bldg Name	Floor Name	Carpet name	Carpet Area	Enclosed Balcony Area	Total Carpet Area	SALABLE AREA	LOFT AREA	TOTAL SALABLE AREA
B	GROUND FLOOR	SHOP B001	236.72	0.00	236.72	355.08	118.36	473.44
B	GROUND FLOOR	SHOP B002	230.91	0.00	230.91	346.36	115.45	461.82
B	GROUND FLOOR	SHOP B003	222.30	0.00	222.30	333.45	111.15	444.60
B	GROUND FLOOR	SHOP B004	221.66	0.00	221.66	332.48	110.83	443.31
B	GROUND FLOOR	SHOP B005	223.49	0.00	223.49	335.23	111.74	446.97
B	GROUND FLOOR	SHOP B006	192.82	0.00	192.82	289.23	96.41	385.64
B	GROUND FLOOR	SHOP B007	152.15	0.00	152.15	228.22	76.07	304.29
B	GROUND FLOOR	SHOP B008	191.74	0.00	191.74	287.61	95.87	383.49
B	GROUND FLOOR	SHOP B009	196.05	0.00	196.05	294.07	98.02	392.09
B	GROUND FLOOR	SHOP B010	152.15	0.00	152.15	228.22	76.07	304.29
B	GROUND FLOOR	SHOP B011	153.11	0.00	153.11	229.67	76.56	306.23
B	GROUND FLOOR	SHOP B012	192.07	0.00	192.07	288.10	96.03	384.13
B	GROUND FLOOR	SHOP B013	192.07	0.00	192.07	288.10	96.03	384.13
B	FIRST FLOOR	SHOP B101	197.45	58.43	255.87	383.81	127.94	511.75
B	FIRST FLOOR	SHOP B102	197.55	57.24	254.80	382.20	127.40	509.59
B	FIRST FLOOR	SHOP B103	157.53	46.16	203.69	305.53	101.84	407.37
B	FIRST FLOOR	SHOP B104	156.45	45.95	202.40	303.59	101.20	404.79
B	FIRST FLOOR	SHOP B105	201.00	52.72	253.72	380.58	126.86	507.44
B	FIRST FLOOR	SHOP B106	196.69	51.54	248.23	372.35	124.12	496.47
B	FIRST FLOOR	SHOP B107	156.45	45.84	202.29	303.43	101.14	404.58
B	FIRST FLOOR	SHOP B108	198.31	57.46	255.77	383.65	127.88	511.53
B	FIRST FLOOR	SHOP B109	229.40	61.12	290.52	435.78	145.26	581.04
B	FIRST FLOOR	SHOP B110	227.57	62.30	289.87	434.81	144.94	579.75
B	FIRST FLOOR	SHOP B111	228.65	65.85	294.50	441.75	147.25	589.00
B	FIRST FLOOR	SHOP B112	246.19	166.13	412.32	618.48	206.16	824.65
B	FIRST FLOOR	SHOP B113	252.11	166.46	418.56	627.85	209.28	837.13
B	TYPICAL 2nd 3rd 4th 5th	OFFICE B201;B301;B401;B501	197.55	58.43	255.98	383.97		383.97
B	TYPICAL 2nd 3rd 4th 5th	OFFICE B202;B302;B402;B502	197.55	57.24	254.80	382.20		382.20
B	TYPICAL 2nd 3rd 4th 5th	OFFICE B203;B303;B403;B503	157.53	46.16	203.69	305.53		305.53
B	TYPICAL 2nd 3rd 4th 5th	OFFICE B204;B304;B404;B504	156.45	45.95	202.40	303.59		303.59
B	TYPICAL 2nd 3rd 4th 5th	OFFICE B205;B305;B405;B505	200.89	52.72	253.61	380.42		380.42
B	TYPICAL 2nd 3rd 4th 5th	OFFICE B206;B306;B406;B506	196.69	51.54	248.23	372.35		372.35
B	TYPICAL 2nd 3rd 4th 5th	OFFICE B207;B307;B407;B507	156.45	45.84	202.29	303.43		303.43
B	TYPICAL 2nd 3rd 4th 5th	OFFICE B208;B308;B408;B508	198.31	57.46	255.77	383.65		383.65
B	TYPICAL 2nd 3rd 4th 5th	OFFICE B209;B309;B409;B509	229.40	61.22	290.63	435.94		435.94
B	TYPICAL 2nd 3rd 4th 5th	OFFICE B210;B310;B410;B510	227.57	62.41	289.98	434.97		434.97
B	TYPICAL 2nd 3rd 4th 5th	OFFICE B211;B311;B411;B511	228.65	65.85	294.50	441.75		441.75
B	TYPICAL 2nd 3rd 4th 5th	OFFICE B212;B312;B412;B512	246.19	166.13	412.32	618.48		618.48
B	TYPICAL 2nd 3rd 4th 5th	OFFICE B213;B313;B413;B513	252.11	166.46	418.56	627.85		627.85
B	SIXTH FLOOR	OFFICE B601	2881.42	626.02	3507.44	5261.16		5261.16



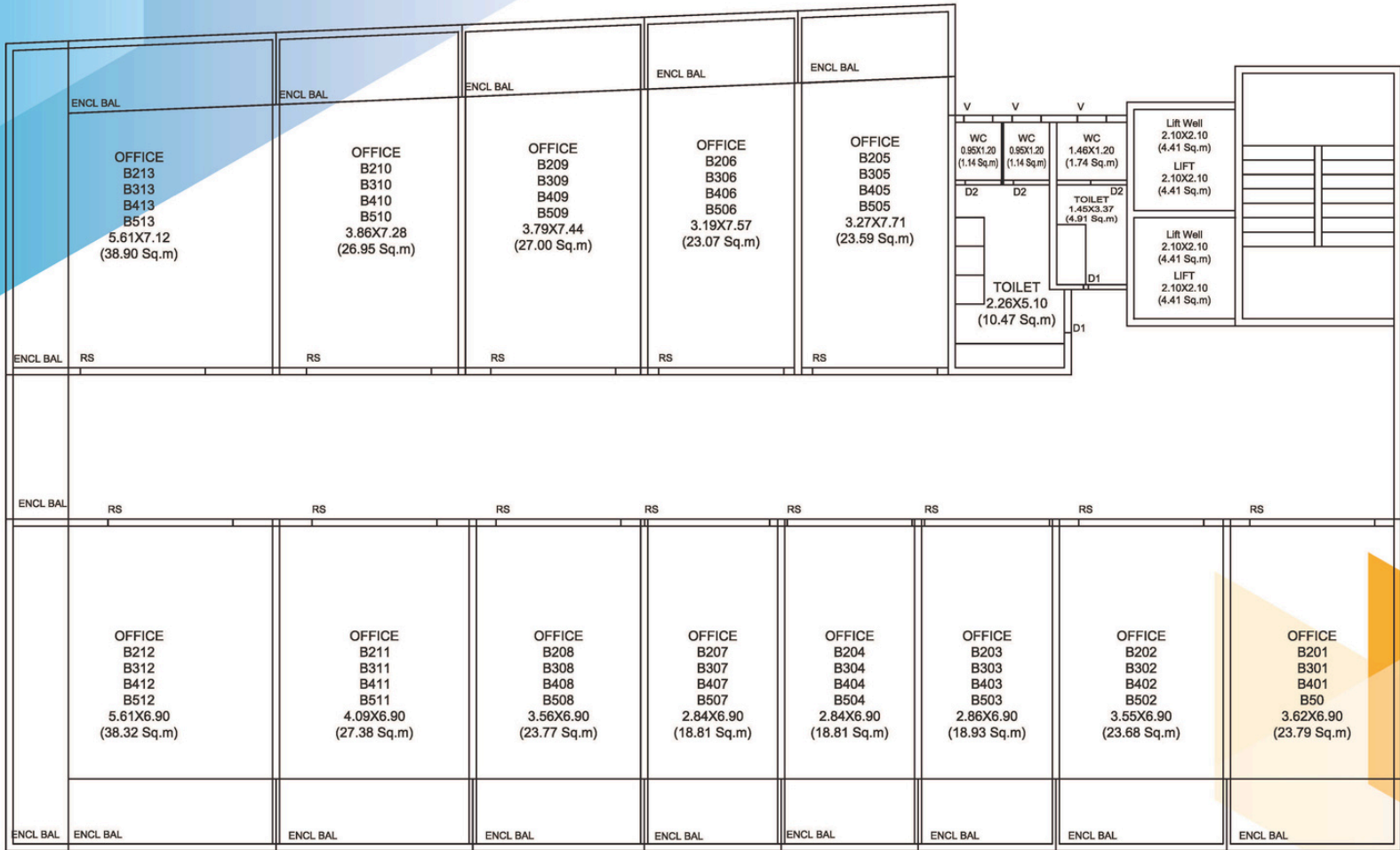
GROUND FLOOR

B Wing



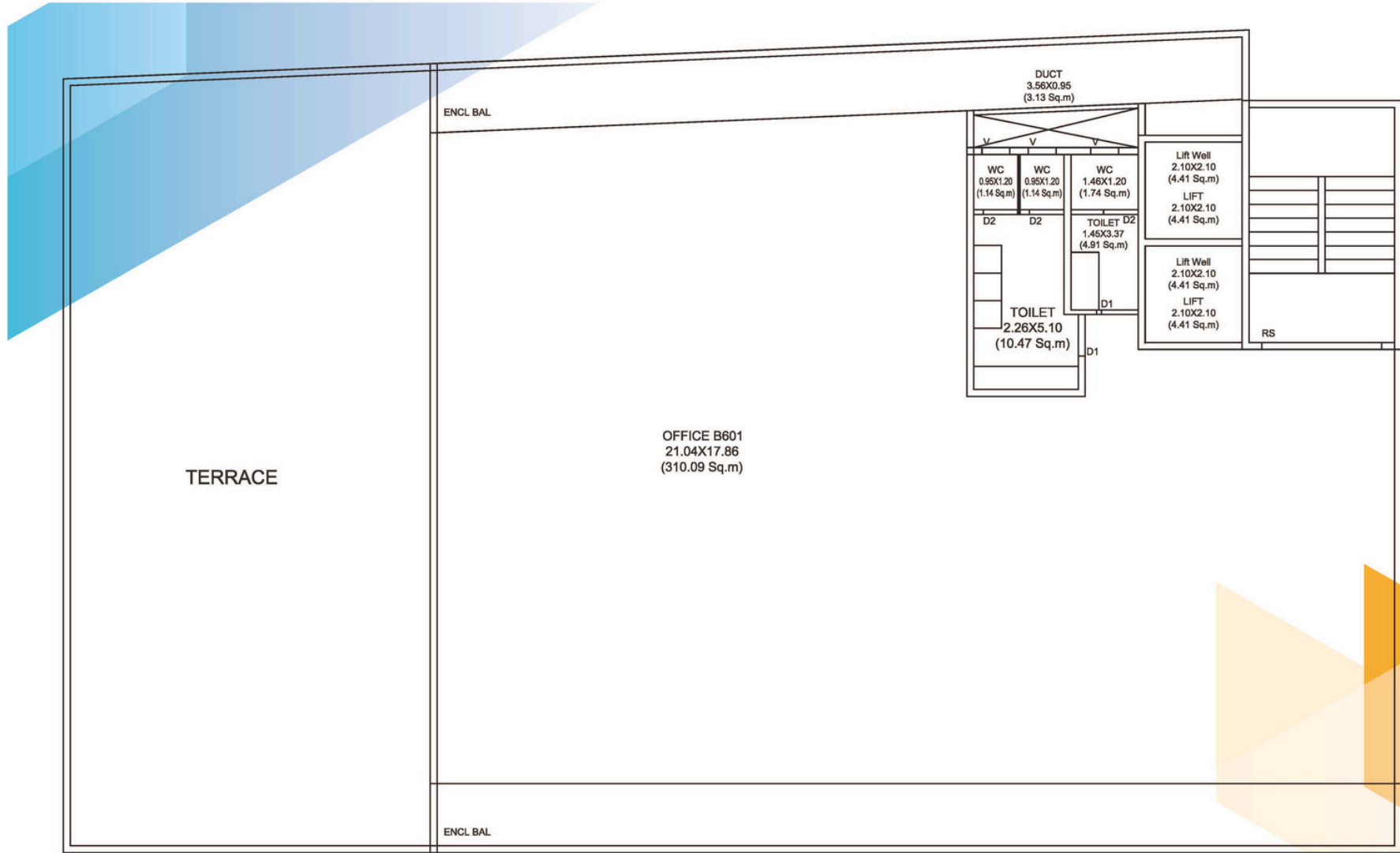
FIRST FLOOR

B Wing



TYPICAL 2nd 3rd 4th 5th

B Wing



SIXTH FLOOR

B Wing



JP TOWERS

# Thank You

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