



नवी मुंबई महानगरपालिका

Navi Mumbai Municipal Corporation

कार्यालय : नमुंमपा मुख्यालय, भूखंड क्र. १,
किल्ले गांवठाण जवळ, पामबीच जंक्शन, सेक्टर - १५ए,
सी.बी.डी. बेलापूर, नवी मुंबई - ४०० ६१४.
दूरध्वनी : ०२२-२७५६ ७०७०/१/२/३/४/५
फॅक्स : ०२२-२७५७०७०

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जा. क्र. नमुंमपा./नरवि./बां.प./ ५२० /२०२४
दिनांक - २५/०७/२०२४

प्रति,

मे. महात्मा गांधी मिशन,
भूखंड क्र. ०१, सेक्टर ०१ए,
बेलापूर, नवी मुंबई.

विषय : बेलापूर नोड मधील सेक्टर ०१ए, भूखंड क्र. ०१ या भूखंडावरील हॉस्पिटल वापराचे इमारतीला सुधारित बांधकाम परवानगी मिळणेबाबत.

संदर्भ : आपले वास्तुविशारद यांचा दि. २०/१२/२०२३ रोजीचा प्राप्त अर्ज.

महोदय,

बेलापूर नोड मधील सेक्टर ०१ए, भूखंड क्र. ०१ या भूखंडामध्ये हॉस्पिटल या वापराकरीता बांधकाम परवानगी देणेबाबतचा प्रस्ताव महानगरपालिकेस वरील संदर्भाधिन अर्जांन्वये प्राप्त झालेला आहे. संदर्भाधिन भूखंडावर हॉस्पिटल वापराकरीता बांधकाम परवानगी प्रस्तावास महाराष्ट्र प्रादेशिक नगररचना अधिनियम, १९६६ च्या कलम ४५(१)(३) मधील तरतुदीनुसार त्याचप्रमाणे शासनाने दि.०२/१२/२०२० च्या अधिसूचनेद्वारे मंजूर केलेल्या आणि दि.०३/१२/२०२० पासून नवी मुंबई मनपा क्षेत्रासाठी लागू असलेल्या एकत्रिकृत विकास नियंत्रण व प्रोत्साहन नियमावलीनुसार तसेच एकत्रिकृत विकास नियंत्रण व प्रोत्साहन नियमावली, मधील नियम क्र.४.१०(ii) नुसार हॉस्पिटल वापर हा अनुज्ञेय आहे. त्यामुळे सदरच्या भूखंडावर महाराष्ट्र महानगरपालिका अधिनियम, १९४९ च्या कलम २५३ व २५४ तसेच महाराष्ट्र प्रादेशिक नगररचना अधिनियम, १९६६ च्या कलम ४५(१)(३) मधील तरतुदीनुसार हॉस्पिटल प्रयोजनासाठी तसेच सोबतच्या व प्रमाणपत्रातील १ ते १३ अटी व बांधकाम प्रारंभ प्रमाणपत्रातील पुर्तता/पालन करणेचे व खालील अटीसापेक्ष सुधारीत बांधकाम प्रारंभ प्रमाणपत्र मंजूर करण्यात येत आहे.

- १) पाणी पुरवठा व मलनिःस्सारण सुविधा आवश्यक शुल्क भरणा केल्यानंतर उपलब्ध करून देण्यात येतील.
- २) सार्वजनिक स्वरूपाच्या रस्त्यावर व गटारीत बांधकाम साहित्य पडणार नाही याची दक्षता घेण्यात यावी. अशाप्रकारे बांधकाम साहित्य रस्त्यावर अथवा इतर सार्वजनिक जागेवर आढळून आल्यास आपणावर कार्यवाही करणेबाबत संबंधित विभागास कळविण्यात येईल किंवा बांधकाम परवानगी रद्द करण्याबाबतची कार्यवाही सुध्दा करण्यात येईल याबाबतची नोंद घ्यावी.
- ३) बांधकाम सुरु असताना जागेवरील रिकामे गाळे / सदनिका यांची संरक्षणाची जबाबदारी संबंधित जमिनमालक / भूखंडधारक / गाळेधारक यांची राहिल. तसेच अर्धवट बांधलेल्या जागेचा गैरवापर होऊ नये म्हणून संबंधित भूखंड धारकाने कुंपण भिंत बांधून त्या ठिकाणी अनुचित प्रकार होणार नाही याची दक्षता घ्यावी. गैरकृत्य करताना आढळल्यास संबंधितांस कायदेशिर कार्यवाही करण्यात येईल याची नोंद घ्यावी.
- ४) भूखंड सखल भागामध्ये असल्यास जमीनीची पातळी (Ground Level) भरणी करून उंच करावी. जमीनीची पातळी ही रस्ता आणि Sewer Line यांच्या पेक्षा उंचावर असली पाहिजे. सांडपाणी, पावसाळ्याचे पाणी आणि मल यांचा निचरा योग्यपणे होऊन भूखंडामध्ये पाणी साचणार नाही अशी भूखंडाची पातळी तयार करावी.
- ५) इमारतीचे बांधकाम मंजूर नकाशाप्रमाणे करण्यात यावे. बांधकामामध्ये फेरफार अथवा वाढीव बांधकाम करावयाचे असल्यास महाराष्ट्र प्रादेशिक व नगररचना अधिनियमातील तरतुदीनुसार सुधारीत बांधकाम नकाशे मंजूर करून घेणे आवश्यक आहे. मंजूर नकाशा व्यतिरिक्त बांधकाम केल्यास ते कायद्यातील तरतुदीनुसार कारवाईस पात्र राहिल, याची कृपया नोंद घ्यावी.

STW

कृ.सा.घ.



“जन्म असो वा मरण आवश्यक नोंदणीकरण”

- ६) इमारतीचे बांधकाम करणारे मजुरांचे निवासीकरीता (Labour Shed) भूखंडाचे हद्दीत आरोग्याच्या दृष्टीकोनातून त्यांचे तात्पुरते टॉयलेटसह सोय करणे आवश्यक आहे. त्यासाठी भूखंडाचे एका बाजुचे सामासिक अंतरात तात्पुरती शोडस् टॉयलेट करण्यास परवानगी देणेत येत आहे. याबाबत पुरेशी व्यवस्था न केल्यास जोता लेव्हलचे पुढील काम करणेस परवानगी देता येणार नाही. तसेच भोगवटा प्रमाणपत्रासाठी अर्ज करणेपूर्वी सदर शोड स्वखर्चाने काढून टाकणेत यावी.
- ७) बांधकाम सुरु करताना कामाचे नाव, बांधकाम परवानगीची तारीख, वास्तुविशारदाचे नांव, जमिन मालकाचे नांव, ठेकेदाराचे नांव, बांधकाम क्षेत्र इ. बाबी दर्शविणारा फलक लावण्यात यावा. महानगरपालिकेस माहितीसाठी ठेकेदाराचे नाव व दुरध्वनी क्रमांक इ. बाबतचा तपशिल काम सुरु केल्यानंतर या कार्यालयास पाठविण्यात यावा ही विनंती.
- ८) प्रस्तुत भूखंडावरील इमारतीचे बांधकाम करीत असतांना बांधकामामुळे आजुबाजुच्या नागरीकांना प्रदुषणाचा त्रास होणार नाही तसेच बांधकाम प्रगतीपथावर असताना बांधकामावरील मजूर अथवा सभोवतालच्या परिसरामधील नागरीकांच्या सुरक्षिततेसाठी National Building Code मधील तरतुदींचे तसेच अनुषंगीक कायद्यातील तरतुदींचे काटेकोरपणे पालन / अंमलबजावणी करणे संबंधीत भूखंडधारक / विकासकांवर बंधनकारक राहिल. जर भविष्यात आपले मालकीच्या भूखंडावर चालु असलेल्या बांधकामामुळे जिवीत अथवा सार्वजनिक / खाजगी मालमत्तेस कुठल्याही प्रकारची हानी झाल्यास त्यास संबंधीत भूखंडधारक /विकासक हे सर्वस्वी जबाबदार राहतील.
- ९) प्रस्तुत भूखंडावर भोगवटा प्रमाणपत्रासाठी अर्ज सादर करणेपूर्वी आपले भूखंडाचे आजुबाजुस असणा-या सार्वजनिक स्वरुपाचे पदपथ, रस्ते, गटारे, जलवाहिन्या, मलनिःस्सारण वाहिन्या इत्यादी बाबीस काही हानी पोहोचले असल्यास सदर बाबी पुर्ववत करण्याची सर्वस्वी जबाबदारी भूखंडधारकाची /विकासकाची राहिल अन्यथा भोगवटा प्रमाणपत्रासाठी अर्ज विचारात घेतला जाणार नाही, याची नोंद घ्यावी.
- १०) प्रस्तुत प्रकरणात सादर करण्यात आलेली कुठलीही माहिती / कागदपत्रे चुकीची अथवा दिशाभूल करणारी असल्याचे निदर्शनास आल्यास सदरची परवानगी आपोआप रद्द होईल.
- ११) सिडको कडील करारनामा व प्रारुप विकास योजनेनुसार सदर भूखंड क्रमांकामध्ये तफावत असल्यामुळे बांधकाम परवानगी प्राप्त झालेनंतर ३ महिन्यांच्या आत सिडकोकडील खुलासा सादर करणे आवश्यक आहे.
- १२) भोगवटा प्रमाणपत्र प्रस्तावाच्या वेळी सिडको कडील ना हरकत दाखला सादर करणे आवश्यक आहे.
- १३) नवी मुंबई महानगरपालिकेची प्रारुप विकास योजना महाराष्ट्र प्रादेशिक नियोजन व नगररचना अधिनियम १९६६ चे कलम २६(१) अन्वये प्रसिध्द करणेत आलेली आहे. उक्त विकास योजनेमधील अंतिम प्रस्ताव अर्जदार यांचेवर बंधनकारक राहिल.


(सोमनाथ केकाण)

सहाय्यक संचालक, नगररचना
नवी मुंबई महानगरपालिका

प्रत : माहितीसाठी.

१. मे. दिशा (श्री. कौशल जाडिया), वास्तुविशारद,
००८, बिल्डिंग नं. ९, एनएल-६, सेक्टर १५, नेरुळ, नवी मुंबई-४०० ७०६.
२. व्यवस्थापक (शहर सेवा-१/२), सिडको लि.
३. उप आयुक्त (उपकर), नमुंमपा.
४. सहाय्यक आयुक्त तथा विभाग अधिकारी, बेलापुर, नमुंमपा.

NAVI MUMBAI MUNICIPAL CORPORATION
AMENDED COMMENCEMENT CERTIFICATE

NO.NMMC/TPO/ABP/ 520 / 2024

DATE : 28 /02/2024

The Unified Development Control & Promotional Regulation has been sanctioned by the Govt. vide Notification dt. 2nd December 2020, which is also applicable to NMMC & came in to force with effect on 3rd December 2020, Permission is hereby granted under Section 45(1) (iii) of the Maharashtra Regional & Town Planning Act, 1966 and Section 253 & 254 of the Bombay Provincial Municipal Corporation Act, 1949 to **M/s. Mahatma Gandhi Mission, Plot No. 01, Sector No. 01A, Belapur, Navi Mumbai** as per the approved plans and subject to the following conditions for the development work of the proposed Building.

Plot Area = 4316.625 M², as per UDCPR Table 6G Max. Building Potential on Plot including in situ FSI = 3.00, and ancillary FSI (80%) accordingly Permissible Built Up Area =8633.25 M², Existing Built Up Area – 5989.636 M² + Proposed Built Up Area –2472.784 M², Total Built Up Area = 8462.42 M² use Hospital, (Existing Bldg. - Basement + Gr + 7 Floor & Proposed – 8,9,10 & 11 Floor). (As per 'p' Line Concept of Unified Development Control & Promotional Regulation)

- 1) The Certificate is liable to be revoked by the Corporation if :
 - a) The development work in respect of which permission is granted under this Certificate is not carried out or the use there of is not in accordance with the sanctioned plans.
 - b) Any of the conditions subject to which the same is granted or any of the restrictions imposed by the Corporation is contravened.
 - c) The Municipal Commissioner is satisfied that the same is obtained by the Applicant through fraud & misrepresentation and the Applicant and / or any person deriving title through or under him, in such and event shall be deemed to have carried out the development work in contravention of Section 43 or 45 of the Maharashtra Regional & Town Planning Act, 1966.
- 2) **THE APPLICANT SHALL :**
 - a) The owner shall give intimation in the prescribed form in Appendix- F to the N.M.M.C. after the completion of work upto plinth level. This shall be certified by Architect with a view to ensure that the work is being carried out in accordance with the sanctioned plans. After such intimation, the construction work shall be carried out further.
 - b) Give written notice to the Municipal Corporation regarding completion of work.
 - c) Obtain an Occupancy Certificate from the Municipal Corporation.
- 3) Allow the Officers of the Municipal Corporation to enter the building or premises for which the permission has been granted at any time for the purpose of enforcing the building control Regulations and conditions of this Certificate.

The structural design, building materials, plumbing services, fire protection, electrical installation etc. shall be in accordance with the provision (except for provision in respect of floor area ratio) as prescribed in the National Building Code amended from time to time by the Indian Standard institutions.
- 4) The Certificate shall remain valid for a period of **one year** from the date of issue and can be further revalidated as required under provision of Section M.R. & T. P. Act, 1966. This Commencement Certificate is renewable every year but such extended period shall be in no case exceed three years provided further that such lapse shall not be any subsequent applicant for fresh permission under Section 44 of the Maharashtra Regional & Town Planning Act, 1966.

July

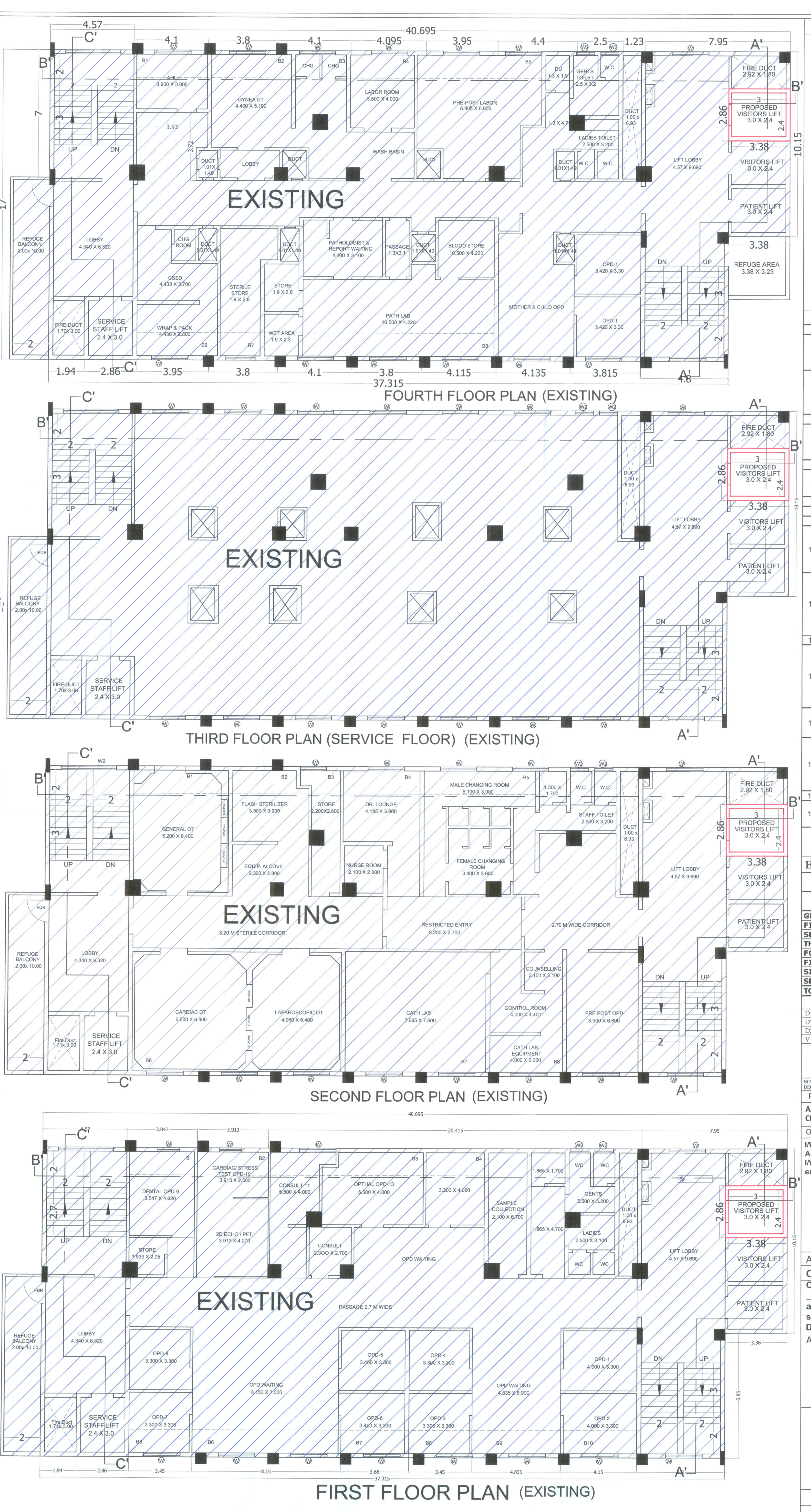
- 5) The condition of this Certificate shall be binding not only on the Applicant but also its successors and every person deriving title through or under them.
- 6) A certified copy of the approved plans shall be exhibited on site and the Name Board showing name of Owner, Architect, Builder & Structural Engineer, Ward No., Sector No., Plot No., Survey No., Area of Plot No., of flats, Built-up Area, Commencement Certificate No. & Date shall be installed on site.
- 7) The plot boundaries shall be physically demarcated immediately and the intimation be given to this section before completion of plinth work.
- 8) The amount of S.D. Rs. 40,758/- S.D. Rs. 86,333/- for Mosquito Prevention's Rs. 86,333/- for debris & S.D. Rs.22,000/- for Tree Plantation deposited with NMMC as Security Deposit shall be forfeited either in whole or in part at the absolute discretion of the corporation for breach of any other Building Control Regulation and condition attached to the permission covered by the Commencement Certificate. Such forfeiture shall be without prejudice to any other remedy or right of the Municipal Corporation.
- 9) You shall provide overhead water tank on building & underground water tank in two compartments. One for drinking water & another for other than drinking water. It should conform to the standards applicable in this behalf.
- 10) You should approach to the Executive Engineer, M.S.E.B. for the power requirement and location of transformer if any, etc.
- 11) Every plot of land shall have at least 1 tree for every 100 Sq. M. or part thereof of the plot area.
- 12) Applicant / Architect should strictly follow all the conditions of lease agreement. Owner & Architect will be held responsible for breach of any condition of lease Agreement of CIDCO.
- 13) The Owner & the Architect and Structural Engineer concerned are fully responsible for the construction quality of the building as per approved building plan. Structural design stability, building construction quality should confirm to withstand an earthquake of highest intensity in seismic zone IV.
- 14) The Occupancy Certificate for the proposed building will not be granted unless the house Drainage lines are connected to the Municipal Main Sewer lines to the satisfaction of Municipal Authority as well as Plantation of trees and provision of garbage bin on the site.
- 15) Application for completion / Occupation Certificate shall be accompanied with the plan as per construction done on the site.
- 16) Area of required parking spaces as shown in approved plan should be marked with the material of permanent nature with numbering.
- 17) The building material in reconstruction case or soil removed from the trenches should not be dumped or stored on municipal road. It should be dumped or stored on site as would be decided by the concern Ward Officers of Navi Mumbai Municipal Corporation.
- 18) The building constructed should not be occupied without obtaining Occupation Certificate. Otherwise it will be treated as unauthorized use and necessary action as per law will be taken.
- 19) The applicants should fulfill all the health related provisions mentioned in the "Implementation of Ant larval & Mosquito Prevention Activities during and after construction and Tree Authority Bye-Laws 1966" The special mention is for mosquito prevention activities, construction of overhead tanks, debris removal and the sanitary conditions of drainage etc.
- 20) The construction work shall be completed before one year and must be applied for Occupancy Certificate with all concerned NOC.
- 21) Window sill level and the difference between chajja level & slab level shall be shown in approval drawing.

File

- 22) The Owner & the architect are fully responsible for any Ownership, Area & Boundary disputes. In case of any dispute Navi Mumbai Municipal Corporation will not be responsible.
- 23) The Owner & the Architect and Structural Engineer concerned area instructed to strictly adhere to the conditions of amended FIRE NOC issued vide NO/FIRE/HO/VASHI/4596/2023 dated 26/12/2023 by Divisional Fire officer, NMMC.
- 24) Temporary Labor sheds with proper toilet arrangement shall be provided on the site. If sufficient arrangement is not provided permission for construction above plinth level will not be granted and said temporary shed should be demolished prior to O.C.
- 25) F.S.I. Calculation submitted in the drawings shall be as per UDCPR Maharashtra State. If any discrepancy is observed, the Architect will be held responsible and liable for necessary action.
- 26) The area shown open to sky on the ground floor plan should not be so used as would disturb the maneuvering of the vehicles required to be parked in the parking spaces shown in the plan.
- 27) As stipulated in UDCPR-2020, Regulation No. 13.3, for all buildings greater than 500.00 sq.m. following additional condition of Rain Water Harvesting shall apply.
 - a) All the layout open spaces of Housing Society and new construction / reconstruction additions on plots having area not less than 500.00 sq. m. shall have one or more Rain Water Harvesting structures having minimum total capacity as detailed in Schedule (enclosed.) Provided that the authority may approved the Rain Water Harvesting Structures of specifications different from those in schedule, subject to the minimum capacity of Rain Water Harvesting being ensured in each case.
 - b) The owner / society of every building mentioned in the (a) above shall ensure that the Rain Water Harvesting structure is maintained in good repair for storage of water for non potable purposes or recharge of groundwater at all times.
 - c) The Authority may impose a levy of not exceeding Rs. 1000/- per annum for every 100 sq. m. of built up area for the failure of the owner of any building mentioned in the (a) above to provide or to maintain Rain Water Harvesting as r equired under these byelaws.
- 28) The Draft Development Plan of Navi Mumbai Municipal Corporation has been published as per section 26(i) of M.R.T.P. Act 1966. The final proposal in the said Draft Development Plan will be binding on the applicants.


(Somnath Kekan)

**Assistant Director of Town Planning
Navi Mumbai Municipal Corporation**



STAMP OF APPROVAL OF PLANS

का कार्यालयीन वातावरण वरून वास्तविकता कमीत कमी 1/2000 (1:2000) असा अर्थ होईल. इतर सर्व बाबी वास्तविकता वरून वास्तविकता कमीत कमी 1/2000 (1:2000) असा अर्थ होईल.

Proforma-1

Sr No	Particulars	Area (sq.m)
1	Area of plot (Minimum area of a, b, c to be considered)	4316.625
a	As per ownership document (7/12, CTS extract)	4316.625
b	As per measurement sheet	4316.625
c	As per site	4316.625
Deductions for		
2	Proposed D.P./D.P. Road widening Area/Service Road / Highway	0.000
a	Any D.P. Reservation area	0.000
b	Any T. Reservation area	0.000
c	Any T. Reservation area	0.000
3	Balance area of plot (1-2)	4316.625
a	Amenity Space (if applicable)	0.000
b	Adjustment of 2(b), if any -	0.000
c	Balance Proposed -	0.000
4	Net Plot Area (3-4 (c))	4316.625
5	Required -	0.000
6	Proposed -	0.000
7	Internal Road area	0.000
8	PERMISSIBLE BUA (BASIC FSI = 1) (4316.625 X 1 = 4748.287)	4748.287
a	Maximum permissible premium FSI - based on road width / TOD Zone. (4316.625 X 0.5)	2158.312
b	Proposed FSI on payment of premium	0.000
c	Balance FSI on payment of premium	0.000
9	In-situ / TDR loading	6043.275
a	In-situ area against D.P. Road [2 (b) x Sr. No. 2 (a)] if any against D.P. road	6043.275
b	TDR loading Table G-3 (4316.625 X 1.4 = 6043.275)	6043.275
c	In-situ area against Amenity Space if handed over 2.00 or 1.85 x Sr. No. 4. (if any)	0.000
d	TDR area proposed	0.000
e	Total in-situ / TDR loading proposed (11 (a)+(b)+(c)) against D.P. road	6043.275
f	Additional FSI area under Chapter No. 7.13	0.000
10	Total entitlement of FSI in the proposal	12949.875
a	[Bua + 100% (11d)] or 12 whichever is applicable	5898.638
b	Balance Area	6960.238
11	Ancillary Area FSI upto 80% with payment of charges. (6960.238 X 80%)	5568.190
a	proposed	5568.190
b	Total entitlement (a+b)	12528.428
12	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) = 1.6 or 1.8	5899.638
a	Existing Built-up Area	2472.754
b	Proposed Built-up Area (as per P-lim)	0.000
c	Residential	8462.42
d	Hospital	8462.42
e	TOTAL = (a+b)	8462.42
13	Area for Inclusive Housing, if any	0.000
a	Required (20% of Sr No 5)	0.000
b	Proposed	0.000

EXISTING-1 AREA STATEMENT IN M²

EXISTING AREA STATEMENT (FULL OC-08/03/2019)

FLOOR	B.U.A.	STAIR	LIFT AREA	PER BAL.	PRO. BAL.	TOTAL
GROUND	476.874	65.030	26.668	82.043	70.076	638.648
FIRST	478.403	65.030	26.668	82.043	68.547	638.648
SECOND	480.486	65.030	26.668	82.043	66.464	638.648
THIRD	477.007	65.030	26.668	80.237	57.904	626.609
FOURTH	470.230	65.030	26.668	80.237	64.681	626.609
FIFTH	465.748	65.030	26.668	80.237	69.163	626.609
SIXTH	465.748	65.030	26.668	80.237	69.163	626.609
SEVENTH	465.748	65.030	26.668	80.237	69.163	626.609
TOTAL	3314.496	520.240	213.344	567.077	465.998	4514.078

DOOR & WINDOW SCHEDULE

D	W
D = 1.30X2.10	W = 2.00 X 3.10
D1 = 1.30X2.10	W1 = 3.00 X 3.10
D2 = 0.75X2.10	
V = 0.60X0.75	

AMENDED DRAWING OF HOSPITAL BUILDING ON PLOT NO. 1, SECTOR-1A, CBD BELAPUR, NAVI MUMBAI.

OWNERS 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.

Signature of Owner

ARCHITECTS

CERTIFICATE OF AREA:

Certified that the plot under reference was surveyed by me on and the dimensions of sides etc. of plot stated on plan are as measured on site and the area so worked out tallies with the area stated in document of Ownership/ T.P. Scheme Records/ Land Records Department/ City Survey records.

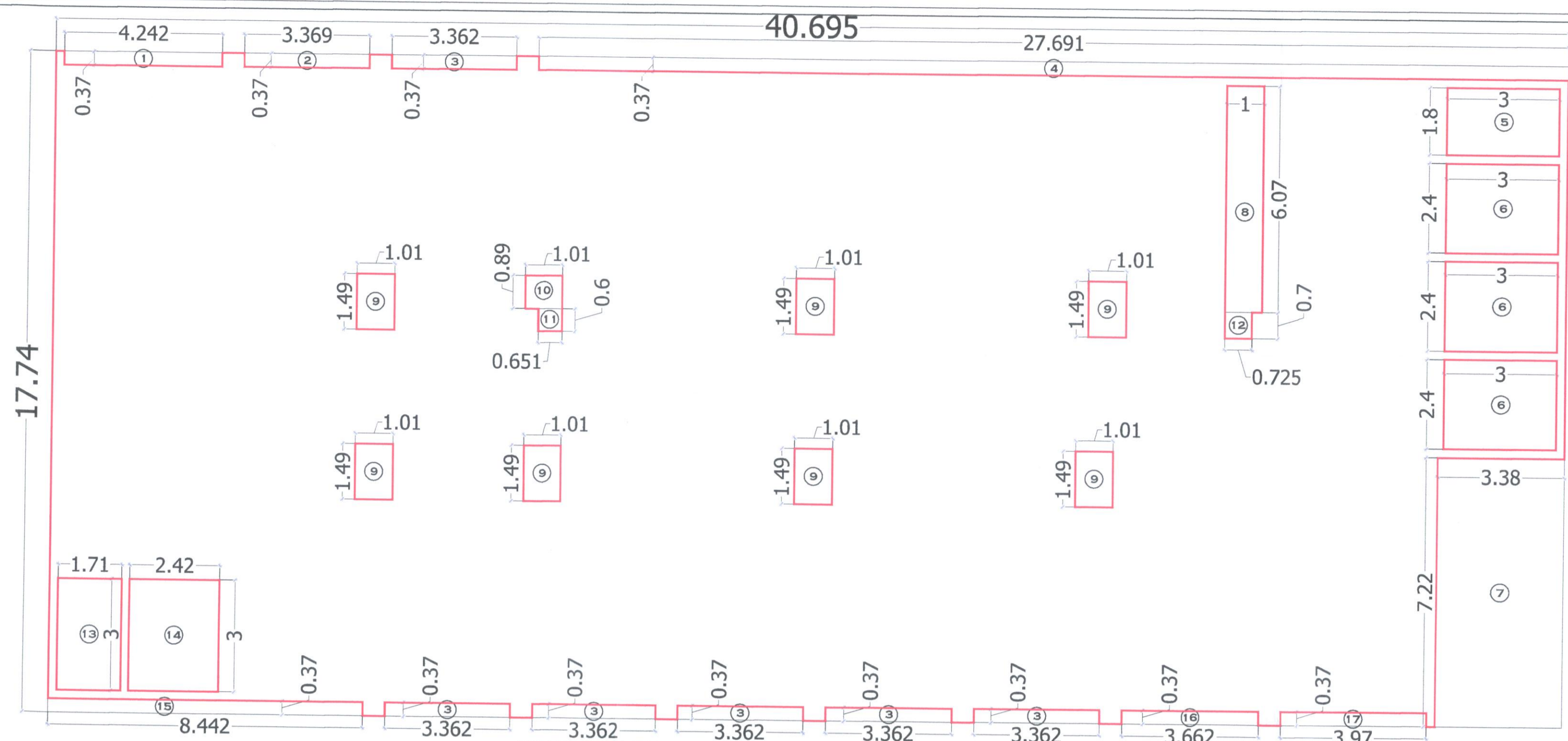
AR. KAUSHAL JADIA

Signature of Architect
CA/2002/29450

disha
architects-engineers-interior designers

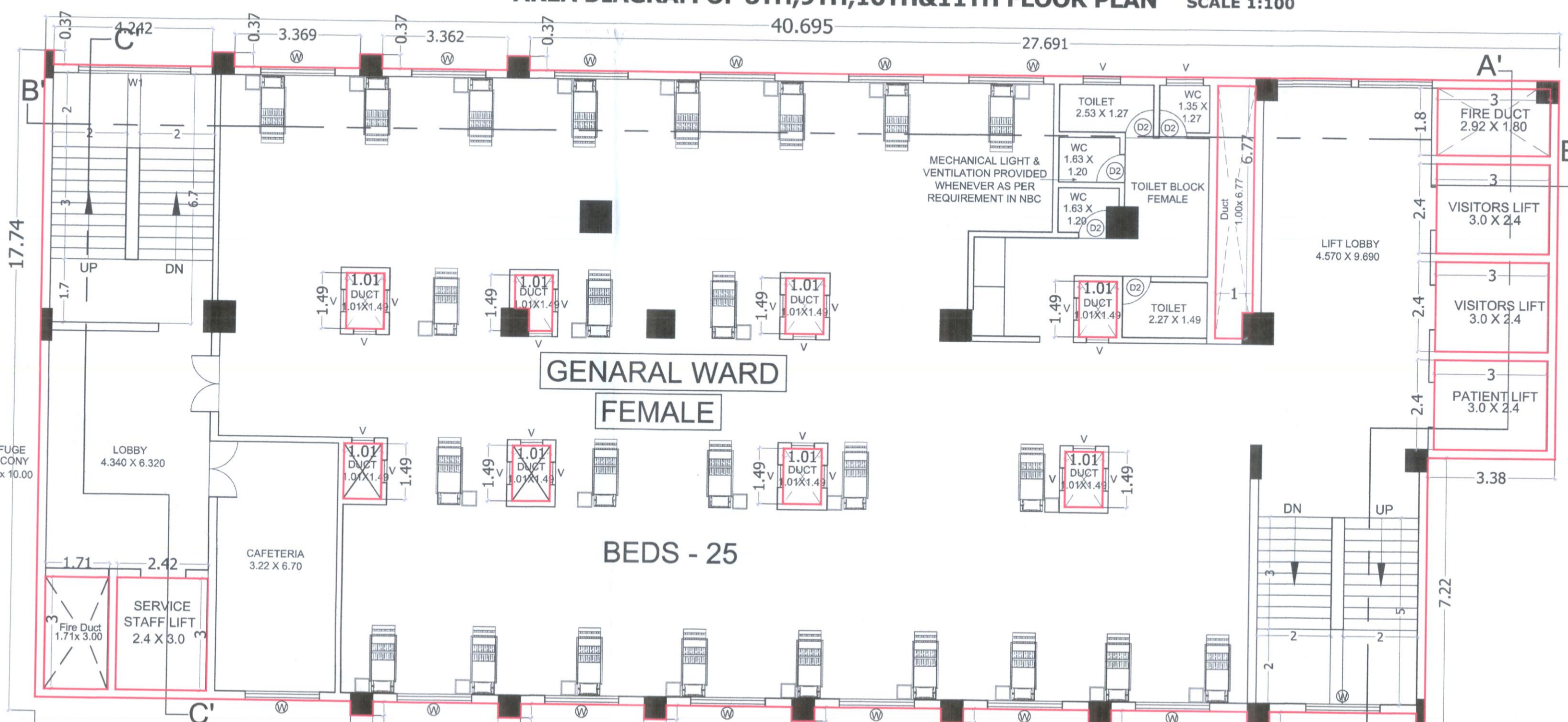
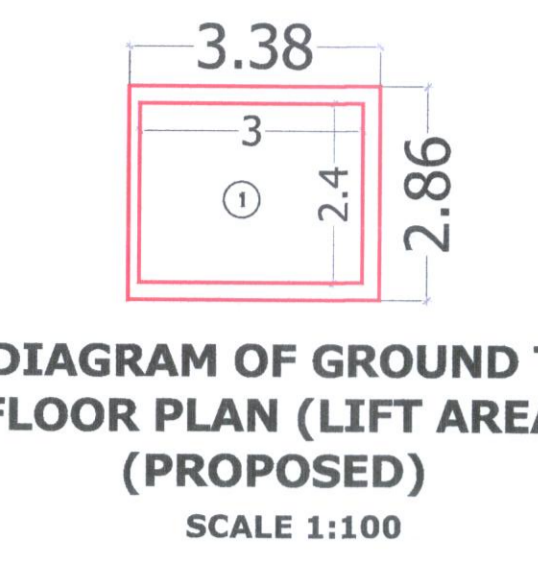
008, Bldg. no. 4, N-4, Sector 15, Narai, Navi Mumbai 400708
Tel.: 022-77278921 e-mail: info@dishaarch.com www.dishaarch.com

DATE: 15-11-2023
SCALE: 1:200
SHEET: 1/3



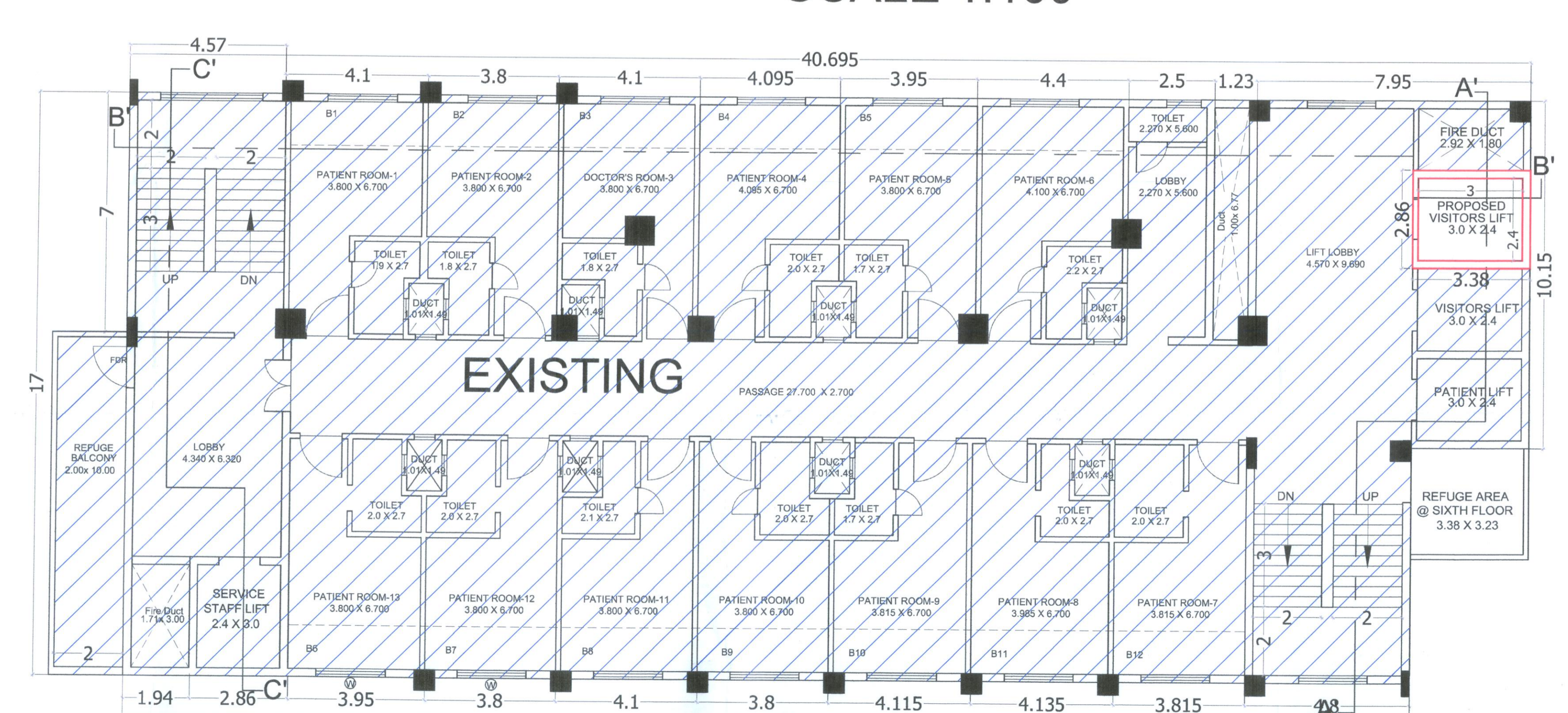
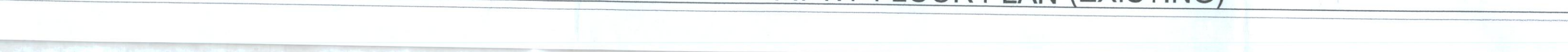
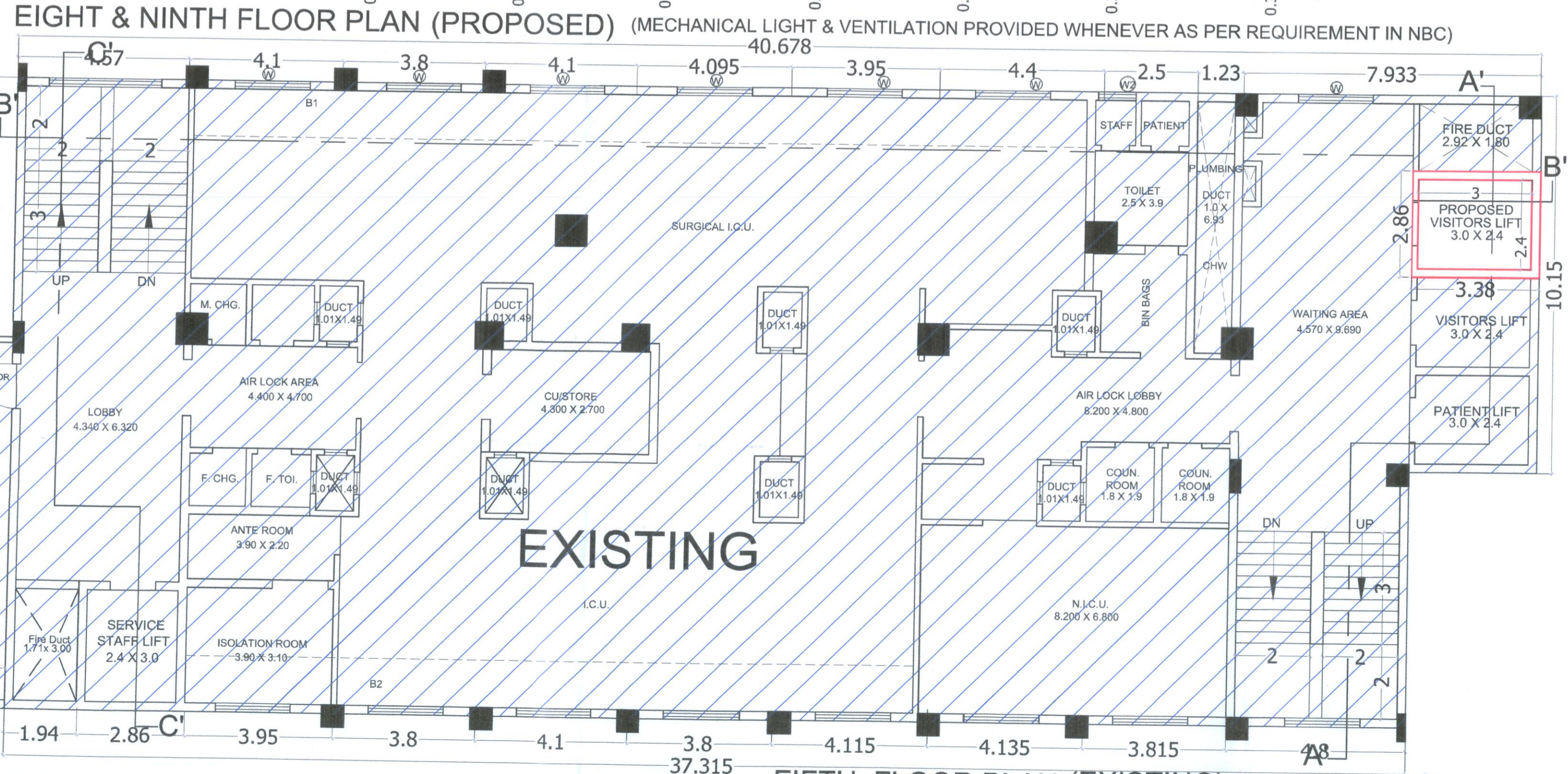
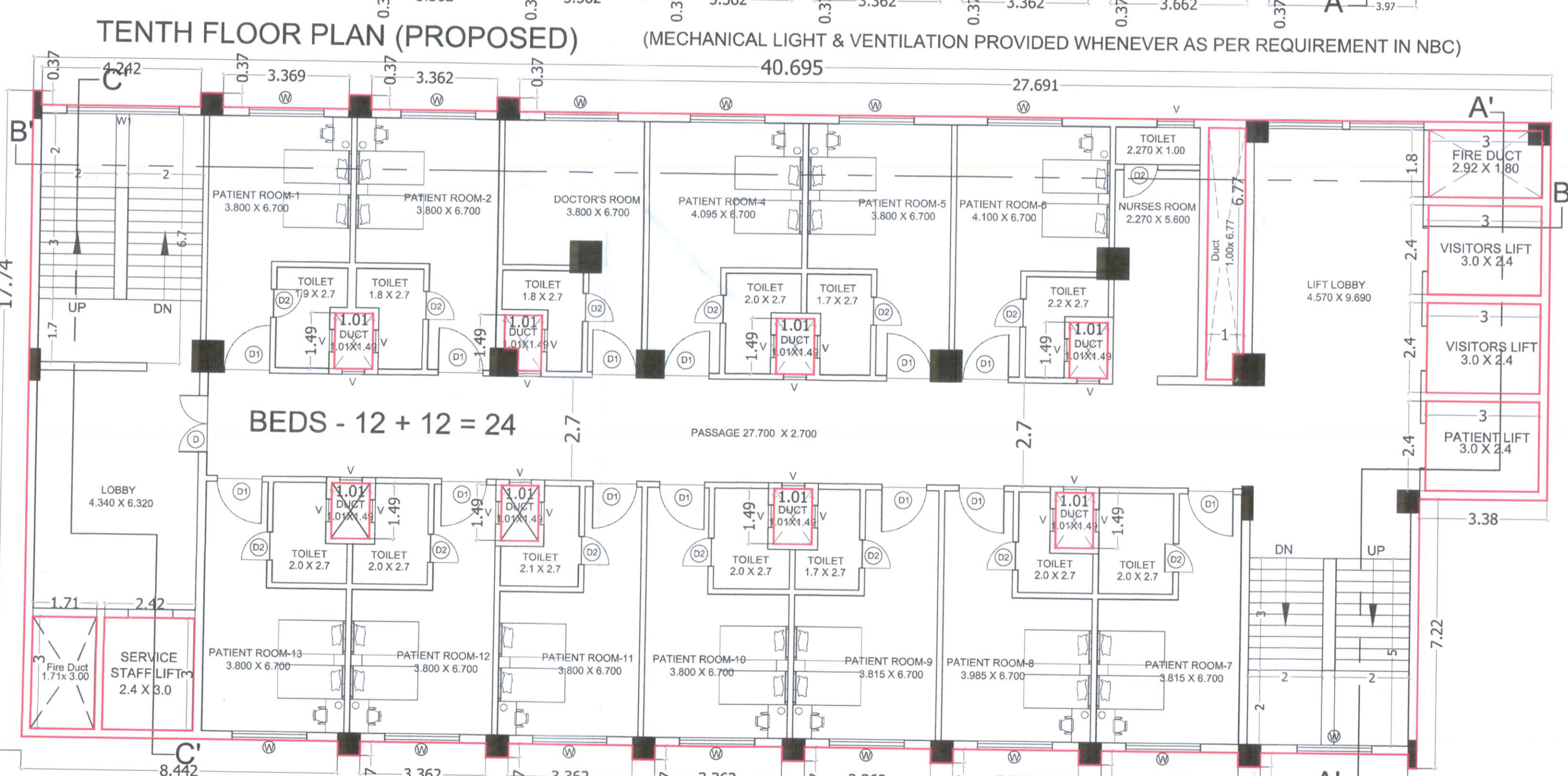
AREA CALCULATION OF TYPICAL GROUND TO 7TH FLOOR (LIFT AREA) (PROPOSED)

AREA OF BLOCK (A)	
A	3.380 x 2.860 x 1 = 9.667 M ²
TOTAL	9.667 M²
AREA OF BLOCK (A)	
1	3.000 x 2.400 x 1 = 7.200 M ²
TOTAL AREA	7.200 M²
TOTAL BUILT UP AREA	2.467 M²
TOTAL AREA	2.467 M²



AREA CALCULATION OF TYPICAL 8TH, 9TH, 10TH & 11TH FLOOR

AREA OF BLOCK (A)	
A	40.695 x 17.740 x 1 = 721.929 M ²
TOTAL	721.929 M²
AREA OF BLOCK (A)	
1	4.242 x 0.370 x 1 = 1.570 M ²
2	3.369 x 0.370 x 1 = 1.247 M ²
3	3.362 x 0.370 x 6 = 7.464 M ²
4	27.691 x 0.370 x 1 = 10.246 M ²
5	3.000 x 1.800 x 1 = 5.400 M ²
6	3.000 x 2.400 x 3 = 21.600 M ²
7	3.380 x 7.220 x 1 = 24.404 M ²
8	1.000 x 6.070 x 1 = 6.070 M ²
9	1.010 x 1.490 x 7 = 10.534 M ²
10	1.010 x 0.890 x 1 = 0.899 M ²
11	0.651 x 0.600 x 1 = 0.391 M ²
12	0.725 x 0.700 x 1 = 0.508 M ²
13	1.710 x 3.000 x 1 = 5.130 M ²
14	2.420 x 3.000 x 1 = 7.260 M ²
15	8.442 x 0.370 x 1 = 3.124 M ²
16	3.662 x 0.370 x 1 = 1.355 M ²
17	3.970 x 0.370 x 1 = 1.469 M ²
TOTAL AREA	108.668 M²
TOTAL BUILT UP AREA	613.262 M²
TOTAL AREA	613.262 M²



Sr. No.	Floor	Built up area in Sq. Mtrs		Height in Mtrs	
		EXISTING	PROPOSE	EXISTING	PROPOSE
1	Basement Floor		0.000		
2	Ground Floor		2.467		
3	First Floor		2.467		
4	Second Floor		2.467		
5	Third Floor (Service Floor)	8433.290	2.467		
6	Fourth Floor		2.467		
7	Fifth Floor		2.467	4	3.900
8	Sixth Floor		2.467		
9	Seventh Floor		2.467		
10	Eighth Floor		613.262		48.000
11	Ninth Floor		613.262		
12	Tenth Floor		613.262		
13	Eleventh Floor		613.262		
14	Fire Rescue Balcony		30.920		
15	Mummy Room		213.482		
Total Built Up Area		8433.290	2717.186		
Total Built Up Area (Existing+Proposed)		11150.476			

WATER SUPPLY STATEMENT- EXISTING (OC-08/03/2019)

DOMESTIC USE (IN LTRS.)		FIRE FIGHTING (IN LTRS.)	
TOTAL REQD	U/G	O/G	U/G
1,29,000	77,400	51,600	50,000

WATER TANK CAPACITY STATEMENT Institutional (Medical Hospitals) (PROPOSED)

INSTITUTIONAL (MEDICAL HOSPITAL)	FOR FLUSHING 350 LTRS/URINAL SEAT	FOR FLUSHING 350 LTRS/URINAL SEAT
340 LTRS/URINAL SEAT	24 X 999	4 X 330
NO. OF BED X 340 (73 X 340)		
TOTAL	21600 LTRS	1400 LTRS
DOMESTIC STORAGE= 25160 LTRS	REQD. FLUSHING STORAGE=23000 LTRS	
REQUIRED WATER STORAGE CAPACITY	VARIOUS USE	FLUSHING STORAGE
U.S. WATER TANK CAPACITY (100%)	25160	23000
G.H. WATER TANK CAPACITY (40%)	10064	9200
TOTAL	40256	36800
PROPOSED WATER STORAGE CAPACITY	VARIOUS USE	FLUSHING STORAGE
U.S. WATER TANK CAPACITY	40256	36800
G.H. WATER TANK CAPACITY	16102	9200
TOTAL	87288	90750

TOTAL WATER STORAGE CAPACITY (EXISTING + PROPOSED)

DOMESTIC USE (IN LTRS.)		FIRE FIGHTING (IN LTRS.)	
U/G (EXIS+PRO)	O/G (EXIS+PRO)	U/G (EXIS+PRO)	O/G (EXIS+PRO)
77,400+96,693	51,600+41,343	50,000+1,51,500	20,000+7,188
1,74,093	92,943	2,01,500	27,188

TOTAL HEIGHT OF THE BUILDING 44.30
TOTAL TOP HEIGHT OF THE BUILDING 48.00
NUMBER OF LIFT PROVIDED 04

AMENDED DRAWING OF HOSPITAL BUILDING ON PLOT NO. 1, SECTOR-1A, CSD BELAPUR, NAVI MUMBAI.

OWNERS DECLARATION:
I/We undersigned hereby certifies 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.

Dr. S. N. Kadam
Trustee
Signature of Owner

ARCHITECTS
CERTIFICATE OF AREA:
Certified that the plot under reference was surveyed by me on 05/12/2021 and the dimensions of sides etc. of plot stated on plan are as measured on site and the area so worked out tallies with the area stated in document of Ownership/T.P. Scheme Records/ Land Records Department/City Survey records.

AR. KAUSHAL JADIA

Signature of Architect
CA/2002/29450

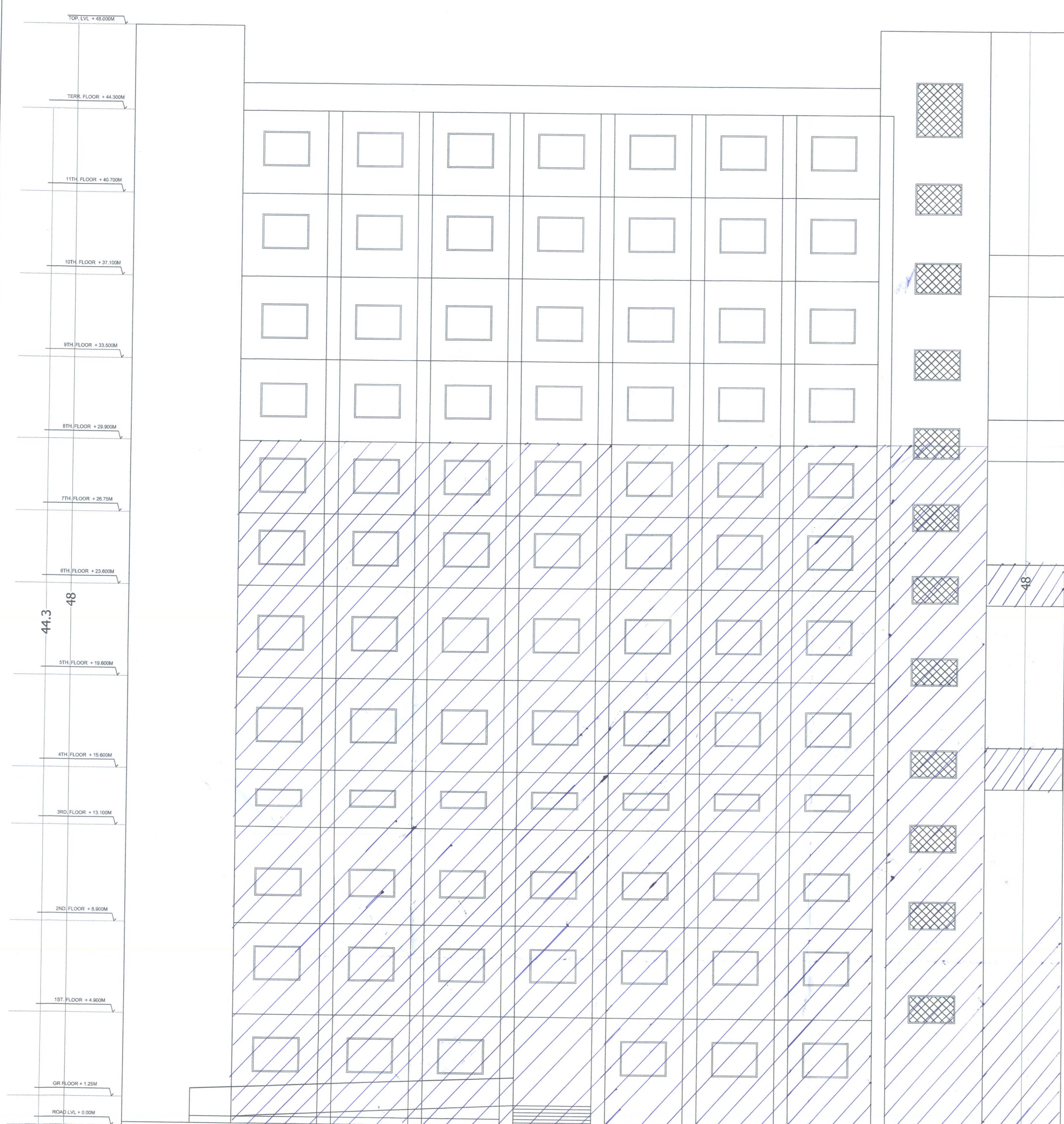
disha
www.dishaarch.com
architects-engineers-interior designers

008, Bldg no. 8, NH-6, Sector 15, Nerul, Navi Mumbai 400708
Tel: 022-2727282 (e-mail: info@dishaarch.com www.dishaarch.com)

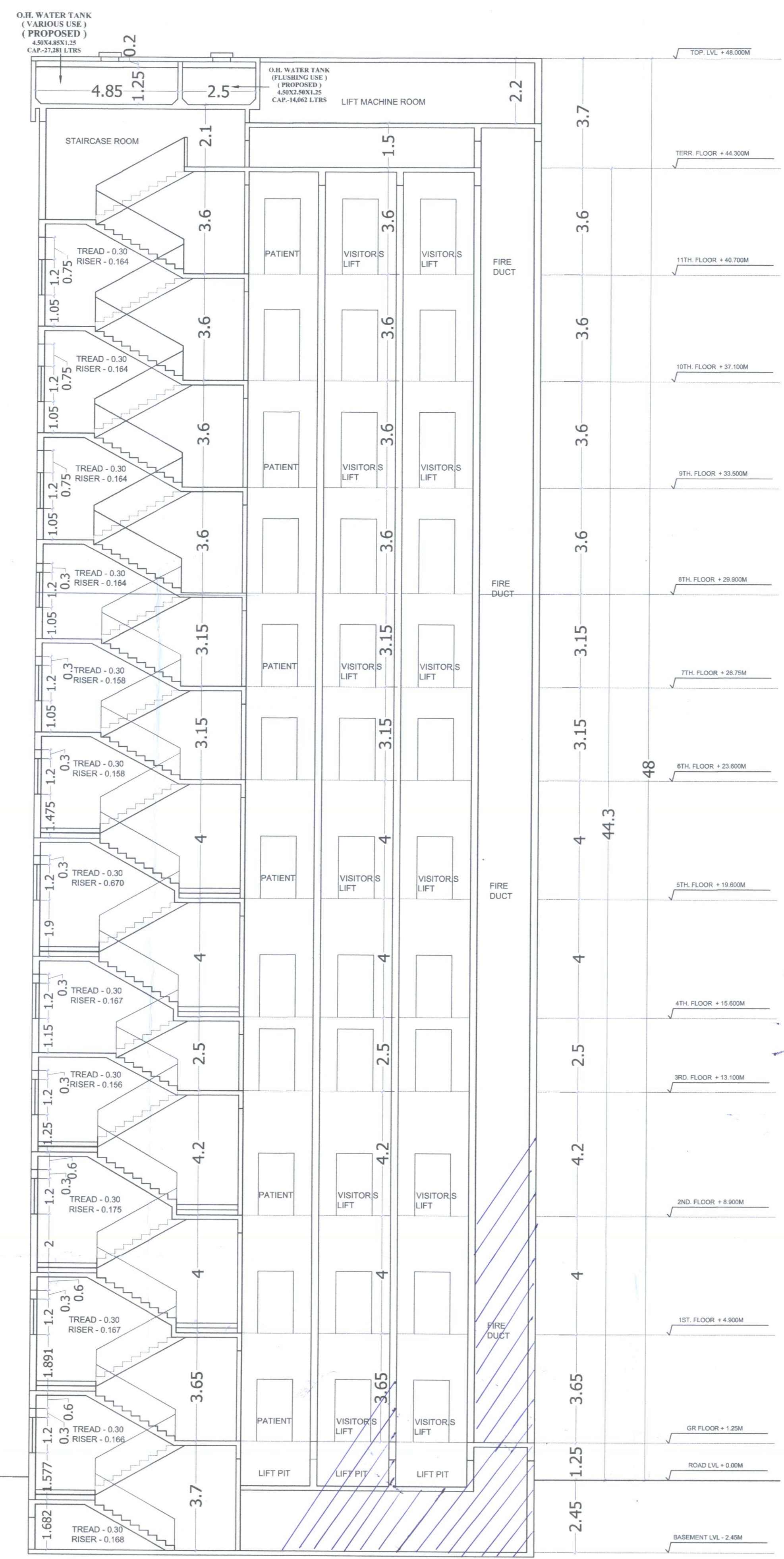
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PAGE: 2/3

STAMP OF APPROVAL OF PLANS

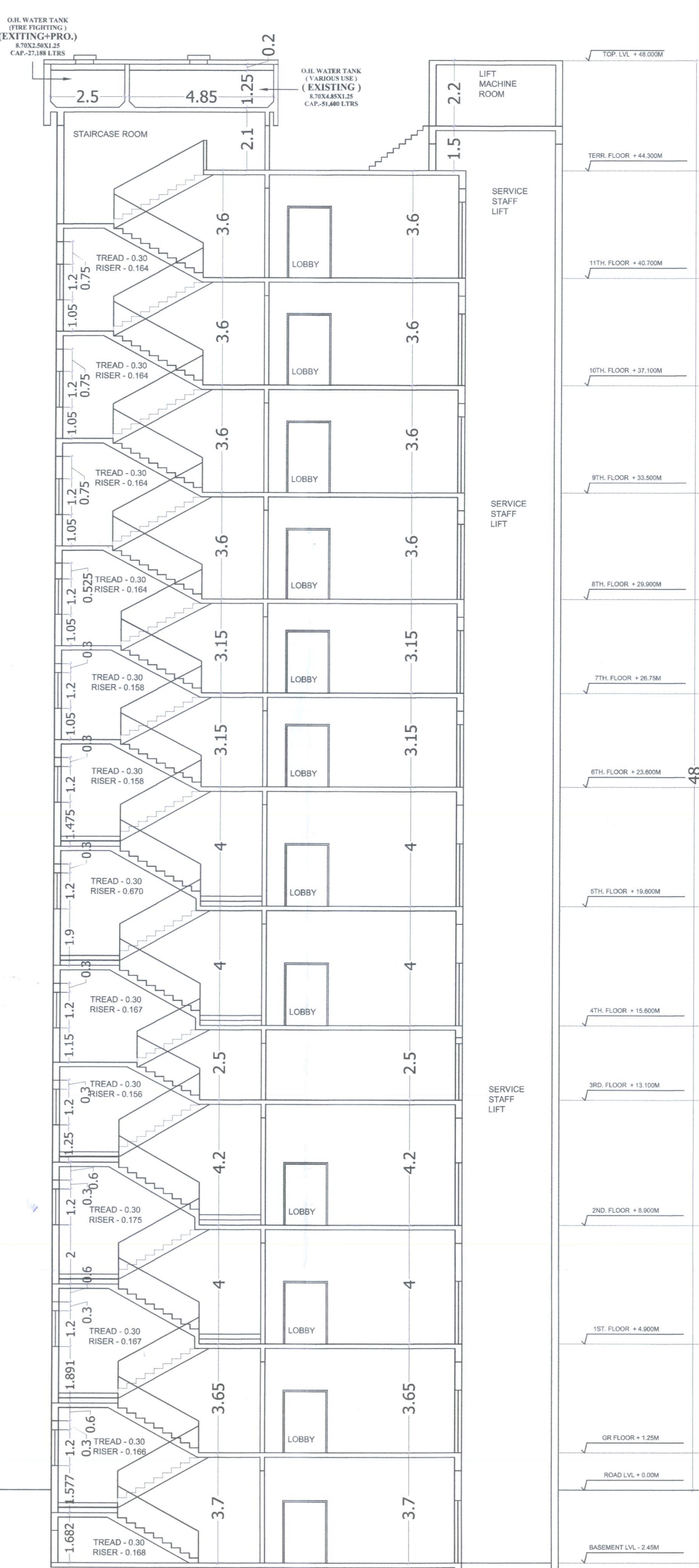
या कार्यालयकरीतीतर्फे सादर केलेल्या या अर्जावर
 मंजूर/नकार / १५० दि. २८/१०/२०२४
 मंडळी वॉरंट ऑफिस, नवी मुंबई, महाराष्ट्र
 महाराष्ट्र शासन, नगरपालिका
 नवी मुंबई महानगरपालिका



ELEVATION
SCALE 1:100



SECTION AA'
SCALE 1:100



SECTION CC'
SCALE 1:100

REQUIRED REFUGE AREA STATEMENT AS PER OCCUPANT	
FLOOR	TOTAL NO. OF PERSON ABOVE FLOORS
REFUGE LAND REQUIRED ON ANCHOR UP 11TH	TOTAL
BULK UP AREA X FLOORS	TOTAL
OCCUPANT LOAD FOR 2 CONSECUTIVE FLOOR	120/54
TOTAL AREA	81.768
OCCUPANT LOADS (M)	2300
REQUIRED AREA PER PERSON	24.03
TOTAL REQUIRED REFUGE AREA	49.36
MINIMUM PERMISSIBLE REFUGE AREA (7 TIMES)	50.00
TOTAL PROVIDED REFUGE AREA	50.00

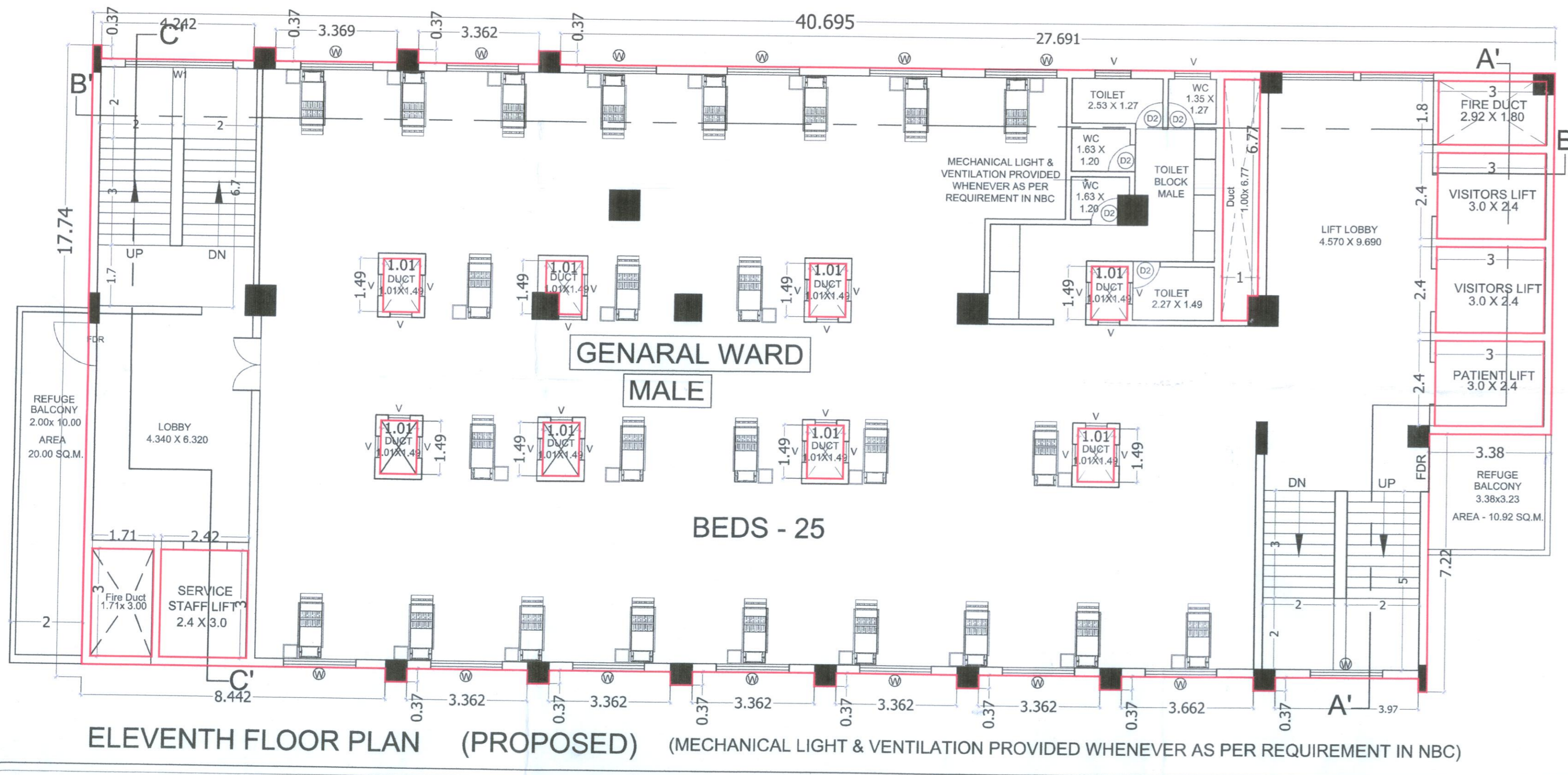
EXISTING-DEMOLISHED BUILT UP AREA (3038.14 - 363.00)	
2675.140 SQ.MT.	
EXISTING BUILT UP AREA (UPTO 7TH FLOOR)	
(a) GROUND FLOOR	476.874 SQ.MT.
(b) FIRST FLOOR	478.403 SQ.MT.
(c) SECOND FLOOR	480.486 SQ.MT.
(d) THIRD FLOOR	FREE OF FSI
(e) FOURTH FLOOR	477.007 SQ.MT.
(f) FIFTH FLOOR	470.230 SQ.MT.
(g) SIXTH FLOOR	465.748 SQ.MT.
(h) SEVENTH FLOOR	465.748 SQ.MT.
TOTAL EXISTING AREA	3314.496 SQ.MT.
TOTAL EXISTING BUILT UP AREA (2675.140 + 3314.496)	
5989.636 SQ.MT.	

PROPOSED BUILT UP AREA (GR. TO 7TH FLOOR) (LIFT AREA)	
(a) GROUND FLOOR	2.467 SQ.MT.
(b) FIRST FLOOR	2.467 SQ.MT.
(c) SECOND FLOOR	2.467 SQ.MT.
(d) THIRD FLOOR	2.467 SQ.MT.
(e) FOURTH FLOOR	2.467 SQ.MT.
(f) FIFTH FLOOR	2.467 SQ.MT.
(g) SIXTH FLOOR	2.467 SQ.MT.
(h) SEVENTH FLOOR	2.467 SQ.MT.
9) TOTAL PROPOSED AREA (LIFT AREA)	19.736 SQ.MT.

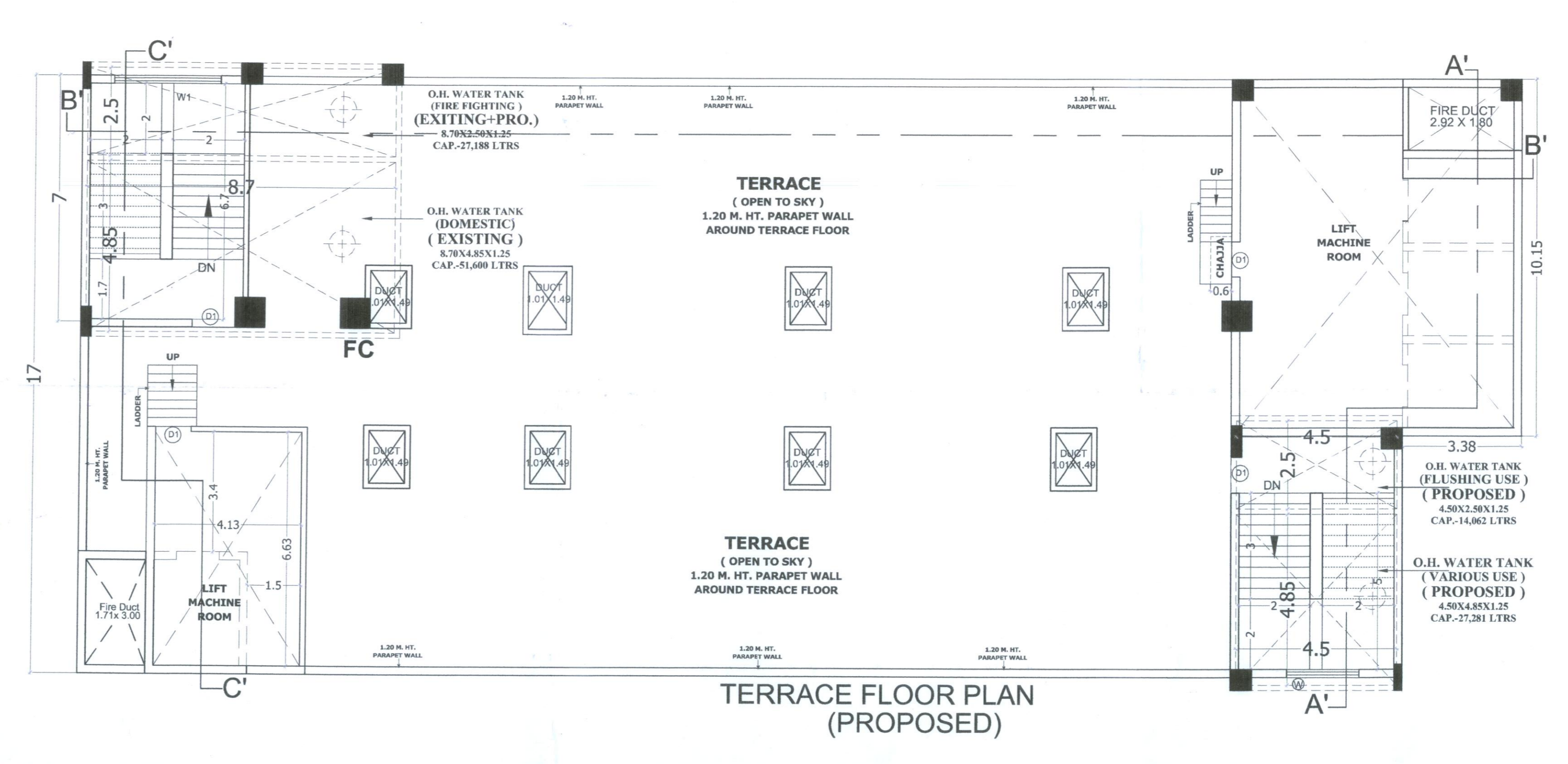
PROPOSED BUILT UP AREA (8TH TO 11TH FLOOR)	
a) EIGHTH FLOOR	613.262 SQ.MT.
b) NINTH FLOOR	613.262 SQ.MT.
c) TENTH FLOOR	613.262 SQ.MT.
d) ELEVENTH FLOOR	613.262 SQ.MT.
9) PROPOSED BUILT UP AREA	2453.048 SQ.MT.

TOTAL PROPOSED BUILT UP AREA (GR. TO 7TH FLOOR (LIFT AREA) + 8TH TO 11TH FLOOR AREA)	
19.736 + 2453.048 =	2472.784 SQ.M.

TOTAL EXISTING+PROPOSED BUILT UP AREA	
5989.636+ 2472.784 =	8462.42 SQ.M.



ELEVENTH FLOOR PLAN (PROPOSED) (MECHANICAL LIGHT & VENTILATION PROVIDED WHENEVER AS PER REQUIREMENT IN NBC)



TERRACE FLOOR PLAN (PROPOSED)

NOTE: THE PROPOSED CHIMNEYS AND OPENINGS ARE FOR PROTECTION FROM SUN, RAIN, ARCHITECTURAL FEATURES FOR DECORATIVE PURPOSES. PROPOSED CHIMNEYS SHALL NOT BE USED FOR ANY HABITABLE PURPOSE.

PROJECT
 AMENDED DRAWING OF HOSPITAL BUILDING ON PLOT NO. 1, SECTOR- 1A, CBD BELAPUR, NAVI MUMBAI.

OWNERS
 Dr. S. N. Kadam
 Trustee
 MAHATMA GANDHI MISSION
 Signature of Owner

ARCHITECTS
 AR. KAUSHAL JADIA
 Signature of Architect
 CA/2002/29450

disha
 architects-engineers-interior designers
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008, Bldg. no. 6, Ni-6, Sector 15, Narul, Navi Mumbai 400706 |
 Tel: 022-27278921 | e-mail: info@dishaarch.com | www.dishaarch.com
 DATE: 10-10-2023 SCALE: 1:100 DRAWN BY: AR. KAUSHAL JADIA CHECKED BY: 3/3