



PARKING AREA STATEMENT (BLDG. NO - 1) WING - A & B

USE PARKING AREA FOR	NO. OF PLATS	NO. OF CARS	NO. OF SCOOTERS
1) FOR EVERY TENEMENT HAVING CARPET AREA OF 100 SQ.M. AND ABOVE 2 CAR & 1 SCOOTER	NIL	NIL	NIL
2) FOR EVERY TENEMENT HAVING CARPET AREA EQUAL TO OR ABOVE 50 SQ.M. BUT LESS THAN 100 SQ.M. 1 CAR & 1 SCOOTER	NIL	NIL	NIL
3) FOR EVERY TWO TENEMENTS WITH EACH TENEMENT HAVING CARPET AREA EQUAL TO OR ABOVE 50 SQ.M. BUT LESS THAN 100 SQ.M. 1 CAR & 2 SCOOTER	NIL	NIL	NIL
4) FOR EVERY TWO TENEMENTS WITH EACH TENEMENT HAVING CARPET AREA LESS THAN 50 SQ.M. BUT MORE THAN 25 SQ.M. 1 CAR & 2 SCOOTER	14 NOS	7 NOS	14 NOS
5) FOR EVERY TWO TENEMENTS WITH EACH TENEMENT HAVING CARPET AREA LESS THAN 25 SQ.M. 2 SCOOTER	42 NOS	NIL	42 NOS
6) SHOPS AND OTHER COMMERCIALS UNDER AREA 100 SQ.M. BUT NOT EXCEED 50 SQ.M. CARPET AREA OR FRACTION THEREOF (FOR 100 SQ.M. 2 CAR & 4 SCOOTER PARKING)	NIL	3.34 NOS	10.81 NOS
7) OFFICE AREA 100 SQ.M. BUT NOT EXCEED 50 SQ.M. CARPET AREA OR FRACTION THEREOF (FOR 100 SQ.M. 2 CAR & 4 SCOOTER PARKING)	NIL	0.18 NOS	0.68 NOS
8) FOR EVERY FIVE SHOPS ROOMS NO OF SHOPS ROOM = 40 NOS (1 CAR & 4 SCOOTER PARKING)	NIL	NIL	NIL
9) ADDITION ON REEL TYPICAL PARKING (1% OF 1 TO 5)	NIL	0.35	2.80
10) TOTAL PARKING CAR, 100% COMMERCIAL	NIL	10.87 NOS	10.89
11) TOTAL PARKING SCOOTER FOR RESIDENTIAL	NIL	NIL	58.80 NOS
12) TOTAL REQUIRED PARKING CAR & SCOOTER (80% OF 101) 1.8 X	NIL	8.69 NOS	8.55
AS PER MCDRR REGULATION NO. 8.2.2 TABLE NO. 8C			
TOTAL PARKING REQUIRED OF (11 + 12)		9 NOS	67 NOS
TOTAL PROPOSED PARKING CAR		12 NOS	2 NOS

COMPOSITE PARKING (1 CAR = SCOOTER) 2 CAR X 6 = 12 NOS
REQUIRED PARKING = 87 - 12 = 55 NOS
PROPOSED PARKING = 55 NOS

PARKING AREA STATEMENT (BLDG. NO - 2) WING - A & B

USE PARKING AREA FOR	NO. OF PLATS	NO. OF CARS	NO. OF SCOOTERS
1) FOR EVERY TENEMENT HAVING CARPET AREA OF 100 SQ.M. AND ABOVE 2 CAR & 1 SCOOTER	NIL	NIL	NIL
2) FOR EVERY TENEMENT HAVING CARPET AREA EQUAL TO OR ABOVE 50 SQ.M. BUT LESS THAN 100 SQ.M. 1 CAR & 1 SCOOTER	NIL	NIL	NIL
3) FOR EVERY TWO TENEMENTS WITH EACH TENEMENT HAVING CARPET AREA EQUAL TO OR ABOVE 50 SQ.M. BUT LESS THAN 100 SQ.M. 1 CAR & 2 SCOOTER	14 NOS	7 NOS	14 NOS
4) FOR EVERY TWO TENEMENTS WITH EACH TENEMENT HAVING CARPET AREA LESS THAN 50 SQ.M. BUT MORE THAN 25 SQ.M. 1 CAR & 2 SCOOTER	21 NOS	10.50 NOS	21 NOS
5) FOR EVERY TWO TENEMENTS WITH EACH TENEMENT HAVING CARPET AREA LESS THAN 25 SQ.M. 2 SCOOTER	91 NOS	NIL	91 NOS
6) SHOPS AND OTHER COMMERCIALS UNDER AREA 100 SQ.M. BUT NOT EXCEED 50 SQ.M. CARPET AREA OR FRACTION THEREOF (FOR 100 SQ.M. 2 CAR & 4 SCOOTER PARKING)	NIL	NIL	NIL
7) OFFICE AREA 100 SQ.M. BUT NOT EXCEED 50 SQ.M. CARPET AREA OR FRACTION THEREOF (FOR 100 SQ.M. 2 CAR & 4 SCOOTER PARKING)	NIL	NIL	NIL
8) FOR EVERY FIVE SHOPS ROOMS NO OF SHOPS ROOM = 30 NOS (1 CAR & 4 SCOOTER PARKING)	NIL	NIL	NIL
9) ADDITION ON REEL TYPICAL PARKING (1% OF 1 TO 5)	NIL	0.87 NOS	6.30 NOS
10) TOTAL PARKING CAR, 100% COMMERCIAL	NIL	18.37 NOS	NIL
11) TOTAL PARKING SCOOTER FOR RESIDENTIAL	NIL	NIL	132.30 NOS
12) TOTAL REQUIRED PARKING CAR & SCOOTER (80% OF 101) 1.8 X		126 NOS	14.70 NOS
AS PER MCDRR REGULATION NO. 8.2.2 TABLE NO. 8C			
TOTAL PARKING REQUIRED OF (11 + 12)		15 NOS	132 NOS
TOTAL PROPOSED PARKING CAR		42 NOS	132 NOS

COMPOSITE PARKING (1 CAR = 6 SCOOTER) 22 CAR X 6 = 132 NOS

TYPE	SIZE IN MTS	DESCRIPTION OF PARTICULARS
D	1.05 x 2.10	T.W. FRAMED FULLY PANNELED SINGLE LEAF
D1	0.90 x 2.10	T.W. FRAMED FULLY FLURRED SINGLE LEAF
D2	0.75 x 2.00	T.W. FRAMED PARTLY GLAZED SINGLE DOOR
W	2.10 x 2.10	ALUMINIUM FRAME FULLY GLAZED SLIDING WINDOW
W1	1.80 x 2.10	ALUMINIUM FRAME FULLY GLAZED SLIDING WINDOW
W2	1.50 x 1.30	ALUMINIUM FRAME FULLY GLAZED SLIDING WINDOW
V	0.60 x 0.90	ALUMINIUM FRAME GLASS LOUVERS
V1	1.20 x 0.90	ALUMINIUM FRAME GLASS LOUVERS
RS	2.30 x 2.10	M.S. STEEL

7/12 AREA STATEMENT

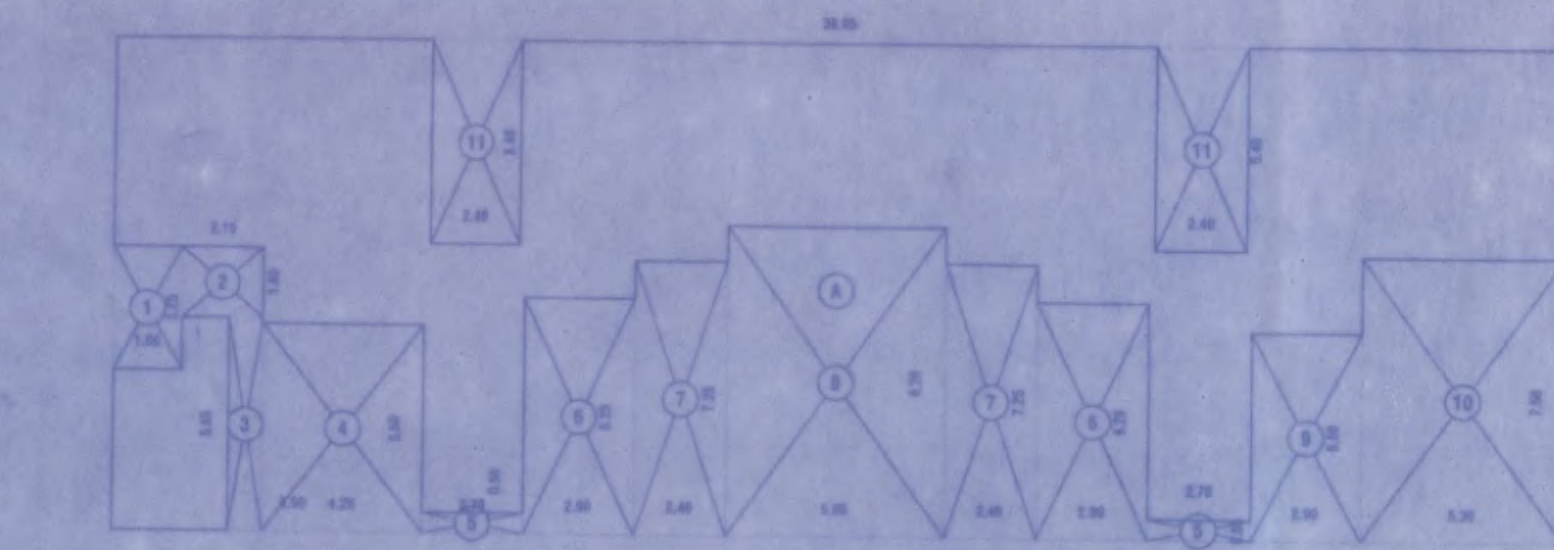
S.NO.	H.NO.	PLOT NO.	AREA
			SQ.MT.
		83.84 & 85	1021.50
9/A	--	--	137.00
9/B	--	--	468.00
10/A	--	--	1312.00
10/B	--	--	290.00
12		PLOT - A	445.85
TOTAL			3666.35

FORM OF STATEMENT 2 SR.NO.9 (a) PROPOSED BUILDING

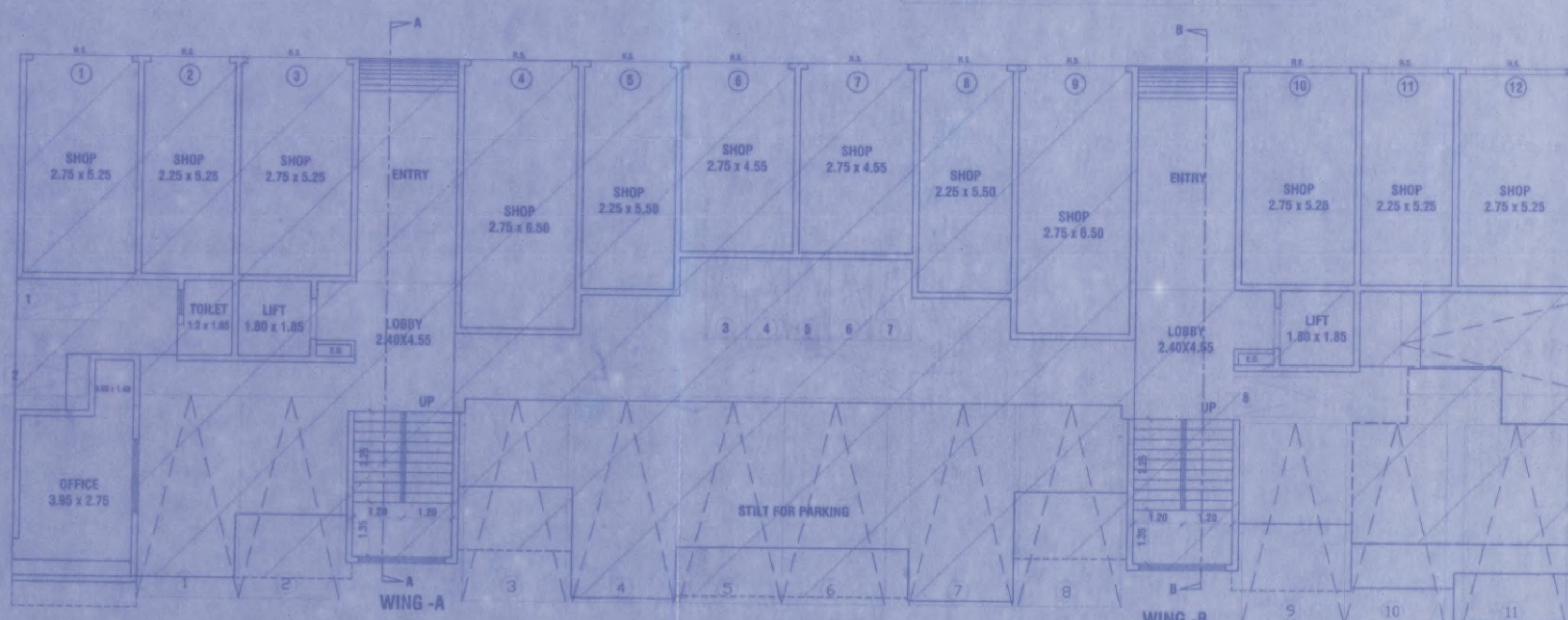
BLDG. NO	FLOOR NO	TOTAL BUILT UP AREA OF FLOOR AS PER OUTER CONSTRUCTION LINE
1	STILT (pilot) FLOOR	49.01 SQ.MT.
BLDG. NO - 2	STILT + 1ST TO 7TH FL.	3397.64 SQ.MT.
BLDG. NO - 2	STILT + 1ST TO 7TH FL.	3239.04 SQ.MT.
TOTAL		6835.69 SQ.MT.

P-LINE AREA CALCULATION

GROUND FLOOR (WING - A & B)			
A	38.05 X 13.05 X 1 NO	=	496.55 SQ.MT.
TOTAL ADDITION		=	496.55 SQ.MT. X
DEDUCTIONS			
1	1.80 X 3.25 X 1 NO	=	5.90 SQ.MT.
2	2.15 X 1.35 X 1 NO	=	2.90 SQ.MT.
3	0.90 X 5.60 X 1 NO	=	5.09 SQ.MT.
4	4.25 X 5.50 X 1 NO	=	23.38 SQ.MT.
5	2.70 X 0.55 X 2 NOS	=	2.97 SQ.MT.
6	2.90 X 0.25 X 2 NOS	=	14.25 SQ.MT.
7	2.40 X 7.25 X 2 NOS	=	34.80 SQ.MT.
8	5.55 X 8.20 X 1 NO	=	45.52 SQ.MT.
9	2.90 X 5.50 X 1 NO	=	15.95 SQ.MT.
10	5.30 X 7.50 X 1 NO	=	39.75 SQ.MT.
11	2.40 X 0.40 X 2 NOS	=	19.92 SQ.MT.
TOTAL DEDUCTION		=	243.27 SQ.MT.
TOTAL BUILT UP AREA (X - Y)		=	256.28 SQ.MT.



P-LINE AREA DIAGRAM
GROUND FLOOR PLAN
SCALE 1:200 (BLDG. NO - 1 WING - A & B)



STILT/GROUND FLOOR PLAN
(BLDG. NO - 1 WING A & B) (SCALE 1:100)
TOTAL CAR 12 NOS
TOTAL SCOOTER 6 NOS

MAHA GANPATI HOSPITAL

PART COMPLETION D.D. 08/08/2020 (D.D. 08/08/2020)

12.0 M WIDE ROAD

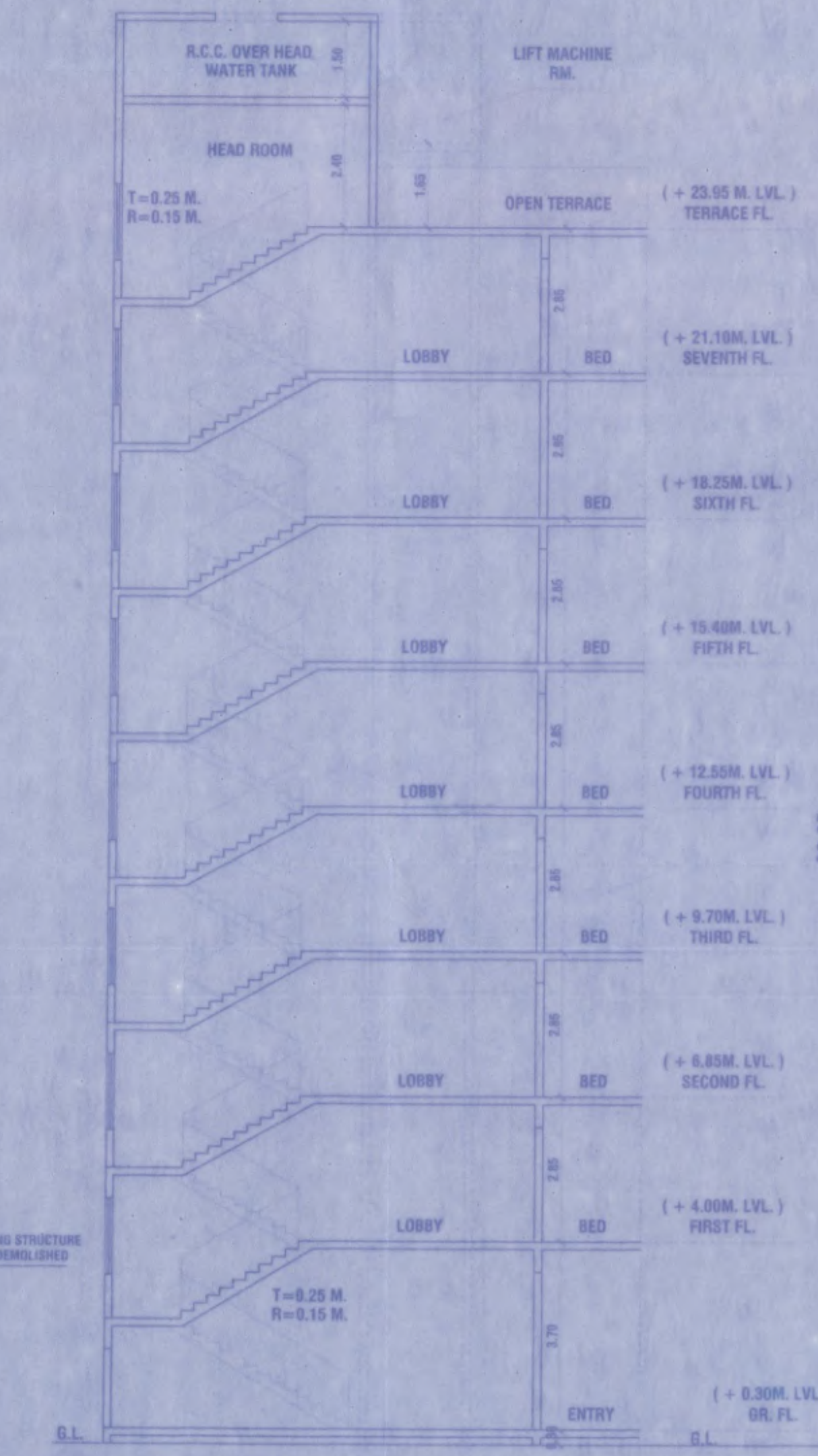
BLOCK PLAN
SCALE - 1:500

P-LINE AREA STATEMENT (BLDG. NO - 2) WING - A

FLOOR	AREA IN SQ.MT.
STILT FLOOR	--
FIRST FLOOR	472.52 SQ.MT.
SECOND FLOOR	472.52 SQ.MT.
THIRD FLOOR	472.52 SQ.MT.
FOURTH FLOOR	472.52 SQ.MT.
FIFTH FLOOR	472.52 SQ.MT.
SIXTH FLOOR	472.52 SQ.MT.
SEVENTH FLOOR	472.52 SQ.MT.
TOTAL AREA	3307.64 SQ.MT.

P-LINE AREA STATEMENT (BLDG. NO - 2) WING - B

FLOOR	AREA IN SQ.MT.
STILT FLOOR	--
FIRST FLOOR	462.72 SQ.MT.
SECOND FLOOR	462.72 SQ.MT.
THIRD FLOOR	462.72 SQ.MT.
FOURTH FLOOR	462.72 SQ.MT.
FIFTH FLOOR	462.72 SQ.MT.
SIXTH FLOOR	462.72 SQ.MT.
SEVENTH FLOOR	462.72 SQ.MT.
TOTAL AREA	3239.04 SQ.MT.



SECTION AT B-B
(BLDG. NO - 1 WING B) (SCALE 1:100)

PROPOSED BLDG. ON PLOT NO. 83.84.85 OF BEARING OLD S.NO. / H.NO. 187/1 TO 10(P.T) & 190/11(P.T) AND NEW S.NO - 351,352,353 AMALGAMATED WITH S.NO - 190/9/A, 190/9/B, 10/10, 12 (P.T) AT MOUJE-TITWALA, TAL-KALYAN, DIST-THANE.

SHEET NO

1/2

STAMP OF APPROVAL

OFFICE OF THE KALYAN DOMBIVI
MUNICIPAL CORPORATION, KALYAN.

Building Permit No. :-
KDMC/TPD/BP/KD/2021-22/02/397
Date :- 22/03/2024.

SANCTIONED



ASSISTANT DIRECTOR OF
TOWN PLANNING
Kalyan-Dombivi Municipal Corporation

AREA STATEMENT

1. Area of plot (Minimum area of a, b, c to be considered)	SQ.MT.
(a) As per ownership document (7/12, CTS extract)	3666.35
(b) as per measurement sheet	3326.17
(c) as per site	3288.17
2. Deductions for	
(a) Proposed D.P./D.P. Road widening Area/Service Road / Highway widening	--
(b) Any D.P. Reservation area (Total a + b)	--
3. Balance area of plot (1-2)	3288.17
4. Amenity Space (If applicable)	--
(b) Adjustment of 2(b), if any -	--
(c) Balance Proposed	--
5. Net Plot Area (3-4 (c))	3288.17
6. Recreational Open space (If applicable)	
a) (a) Required - (2000/17-1021.50) X 10%	223.86
b) (b) Proposed - (RECREATIONAL GROUND)	250.00
7. Internal Road area	--
8. Platable area (If applicable)	--
9. Built up area with reference to Basic F.S.I. as per front road width (Sr. No. 5, Subsec. FSI)	3588.18
10. Addition of FSI on payment of premium	
(a) Maximum permissible premium FSI - based on road width / TOD Zone. (10% of 1a)	1638.06
(b) Proposed FSI on payment of premium. (90.32 X 17.48)	1249.00
11. In-situ FSI / TDR loading	
(a) In-situ area against D.P. road [2.0 X Sr. No. 2 (a)], if any	--
(b) In-situ area against Amenity Space if handed over [2.00 or 1.85 X Sr. No. 4 (b) and/or (c)],	--
(c) TDR area	408.60
12. Additional FSI area under Chapter No. 7	--
13. Total entitlement of FSI in the proposal	6130.24
(a) [9 + 10(b) + 11(d)] or 12 whichever is applicable.	--
(b) Ancillary Area FSI upto 60% or 80% with payment of charges.	--
80% of 142.38 = 113.90	--
60% of 5987.88 = 3592.72	3706.62
(c) Total entitlement (a+b)	9336.86
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 1.8 or 1.8)	--
15. Total Built-up Area in proposal (excluding area at Sr.No.17 b)	5344.57
(a) Existing Built-up Area	8933.46
(b) Proposed Built-up Area	8933.46
(c) Total (a+b)	9336.86
16. F.S.I. Consumed (15/10) (should not be more than serial No.14 above.)	--
17. Area for Inclusive Housing, if any	--
(a) Required (20% of Sr.No.8)	--
(b) Proposed	--

CERTIFICATE OF AREA

CERTIFICATE OF AREA: CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON 25.07.2018 AND THE DIMENSIONS OF SURVEYED OF PLOT STATED ON PLAN AND AS MEASURED ON SITE AND THE AREA TO WORKED OUT 3288.17 SQ.MT. TALLIES WITH THE AREA STATED IN DOCUMENT OF OWNERSHIP / T.P. SCHEME RECORDS / LAND RECORDS DEPARTMENT / SURVEY RECORDS.

SIGNATURE

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 AND SIGNATURE

P.O.A. HOLDER NAME & SIGNATURE

M/S SAI GANESH ENTERPRISES

FOR - MILIND WALEKAR & OTHERS

A. S. DASTANE & ASSOCIATES
ARCHITECTS & INTERIORS DESIGNERS
B-101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975