



MUNICIPAL CORPORATION OF GREATER MUMBAI

NO. Ch.E./DP34202012111295170 D.P. Rev. dt. Refer Inward Number: P/S/2020/111295197 Payment Dated 17/12/2020

Office of the Chief Engineer (Development Plan)
Municipal Head Office, 5th Floor,
Annex Building, Fort,
Mumbai - 400 001

DP 2034 Remarks

To,

Mr./Mrs. chetankumar b Kalamthekar
3rd floor ,prabhadevi ,dadar west mumbai

Sub: Development Plan 2034 remarks in respect to Land Bearing C.T.S. No(s) 1209 and 1207 of MALAD-W Village situated in P/S Ward, Mumbai.

Ref : Application u/no. P/S/2020/111295197 Payment Challan No. DP34202012111295170 Dated 17/12/2020 certifying payment of charges made under Receipt no. 18200000875 Dated 17/12/2020

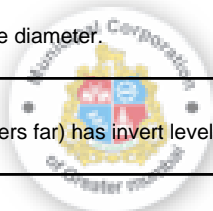
Gentleman/Madam,

With reference to above, Development Plan 2034 remarks sanctioned by GoM in respect of subject land boundaries, shown in blue color boundary on the accompanied plan, are as follows.

Description	Nomenclature	Remarks
CTS No.	1209 and 1207	
Village	MALAD-W	
Development Plan 2034 referred to Ward	P/S	
Zone [as shown on plan]	Residential(R)	
Sanctioned Roads affecting the Land [as shown on plan]	Existing Road	Present
	Proposed Road	Proposed Road 13.4 m and Proposed Road 9.15 m
	Proposed Road Widening	18.3 m
Reservation affecting the Land [as shown on plan]	RH1.2(Hospital)(Part of larger reservation)(1207: 379.91 sqm),ROS1.5(Garden/ Park)(Part of larger reservation)(1209: 5695.36 sqm) and RE1.1(Municipal School)(Part of larger reservation)(1207: 933.41 sqm)	
Reservation affecting the Land [Excluded Portion]	EP NO: EP-PS58 EP NO: EP-PS58 EP NO: EP-PS57 EP NO: EP-PS57	Affected Area - 1207 :379.907 sqm Affected Area - 1207 :827.230 sqm Affected Area - 1209 :5690.829 sqm Affected Area - 1207 :1227.547 sqm
For description of Excuded Portion/Sanctioned Modification, please refer to the published plan on MCGM portal.		
Reservation abutting the Land [as shown on plan]	ROS1.5(Garden/ Park)	
Reservation abutting the Land [Excluded Portion]	EP NO: EP-PS58 EP NO: EP-PS58 EP NO: EP-PS57 EP NO: EP-PS57 EP NO: EP-PS58	Plots - 1209 Plots - 1209 Plots - 1207 Plots - 1209 Plots - 1209, 1207
For description of Excuded Portion/Sanctioned Modification, please refer to the published plan on MCGM portal.		
Existing amenities affecting the Land [as shown on plan]	NO	
Existing amenities abutting the Land [as shown on plan]	NO	
Whether a listed Heritage building/ site:	Yes / No	

Whether situated in a Heritage Precinct:	Yes / No
Whether situated in the buffer zone/Vista of a listed heritage site:	Yes / No
Whether a listed archaeological site (ASI):	Yes / No
Whether situated in the buffer zone/Vista of a listed archaeological site (ASI):	Yes / No
<p>Note:</p> <p>The remarks are offered based on the records of CS/CTS boundaries/CS/CTS Nos available with this office. However the boundaries shown in the records of City Survey Office shall supersede those shown on the DP Remarks Plan.</p> <p>Demarcation: The Alignment of the proposed road/R.L. and boundaries of reservations and their area are subject to the actual demarcation on site by E.E.T&C./A.E.(Survey) as case may be.</p> <p>Remarks are offered only from the zoning point of view without reference to ownership and without carrying out actual site inspection and without verification of the status of the structures if any on the land under reference. Status of the existing road, if any, shall be confirmed from the concerned Ward Office.</p> <p>The DP Remarks and Plan shall be read with notification no. TPB.4317/629/CR-118/2017/UD-11 dt. 8.11.2017, TPB.4317/778/CR-267/2017/UD-11 dt. 7.2.2018, TPB.4317/629/CR-118/2017/DP/UD-11 dt 8.5.2018 & TPB.4317/629/CR-118/2017/EP/UD-11 dt.8.5.2018 before granting any development permission on the land/s. Please Refer to State Government Notifications/Plans for details of Sanctioned EP. For Sanctioned Modification & Excluded Portion, the link for the notification is as under:-</p> <p>Notifications:</p> <p>MCGM Home Page (portal.mcgm.gov.in)> Ward & Departments> Chief Engineer - Development Plan>Docs> Sanctioned DP2034</p> <p>Plans:</p> <p>EP Sheets:- MCGM Home Page (portal.mcgm.gov.in)> Ward & Departments> Chief Engineer - Development Plan>Docs> Sanctioned DP2034> Development Plan 2034 (Excluded Part) EP Sheets, 8th May 2018 - For Suggestions / objections by Government</p> <p>SM Sheets:- MCGM Home Page (portal.mcgm.gov.in)> Ward & Departments> Chief Engineer - Development Plan>Docs> Sanctioned DP2034> Development Plan 2034(sanctioned part) SM sheets, 8th May 2018</p>	

Additional Information

<p>Water pipeline Remark:</p> <p>Water pipeline near the plot (0.00 meters far) has 150 mm pipe diameter</p>	
<p>Sewerline Remark:</p> <p>Sewer Manhole near the plot (Node No. 15319711, 14.10 meters far) has invert level 27.83 meters with reference to Town Hall Datum (THD).</p>	
<p>Drainage Remark:</p> <p>Drain Manhole near the plot (Node ID 2172219301, 12.48 meters far) has invert level 27.15 meters with reference to Town Hall Datum (THD).</p>	
<p>Ground level:</p> <p>The plot has minimum 28.80 meters and maximum 32.00 meters ground level with reference to Town Hall Datum (THD)</p>	
<p>RL Remark:</p> <p>Regular line remarks for the land under reference are as given below:</p> <p>REGULAR LINE REMARKS (Traffic):</p> <p>As far as Traffic department is concerned, there is no any proposed or sanctioned Regular Line/Road Line at present along the plot C.T.S. No.(s) 1209 and 1207 of Village MALAD-W in P/S ward of M.C.G.M. as shown bounded blue on accompanying plan.</p> <p>REGULAR LINE REMARKS (Survey):</p> <p>As far as Survey department is concerned, there is no any proposed or sanctioned Regular Line/Road Line at present along the plot C.T.S. No.(s) 1209 and 1207 of Village MALAD-W in P/S ward of M.C.G.M. as shown bounded blue on accompanying plan.</p> <p>These remarks are issued without site inspection, without prejudice to the ownership, status of structure, plot boundaries and same will supersede earlier remarks issued if any. These remarks are subject to changes/revision of sanctioned Regular line and shall be valid for One year from date of its issue. The earlier R.L. Remarks issued by this office if any shall be treated as canceled.</p> <p>This remarks are offered subject to actual joint demarcation with A.E survey on site. This remarks should be verified by corresponding Asst. Engineer (Survey) P/S Ward. You may approach to that office for actual demarcation of sanctioned Regular Line on site.</p> <p>It may please be noted that this remarks are offered as per the plot boundaries shown by Architect/Owner on plan and the plot boundaries shall be verified and confirmed on site through the competent authority.</p> <p>This permission shall not be used as a tool for evicting the existing tenants/occupants if any. This permission is granted based on documents submitted by the architect and if any are found fake/fraud the permission issued shall be revoked/canceled.</p> <p>The alignment of RL shown on Plan is indicative. For detail planning of proposal actual demarcation from Assistant Engineer (Survey) shall be obtained.</p>	

Acc: As Plan

Note: The above information is as per the data received from concerned MCGM Departments.

DP 2034 Remarks

