



MUNICIPAL CORPORATION OF GREATER MUMBAI

NO. Ch.E./DP34202207111407178 D.P. Rev. dt. Refer Inward Number: K/W/2022/111407180 Payment Dated 30/07/2022

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

DP 2034 Remarks

To,

Mr./Mrs. Ashish R Solanki
901 / 902, HIRAMANI ENCLAVE TILAK

Sub: Development Plan 2034 remarks in respect to Land Bearing C.T.S. No(s) 460 and 461 of ANDHERI Village situated in K/W Ward, Mumbai.

Ref : Application u/no. K/W/2022/111407180 Payment Challan No. DP34202207111407178 Dated 30/07/2022 certifying payment of charges made under Receipt no. 18200055714 Dated 30/07/2022

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.	460 and 461	
Village	ANDHERI	
Development Plan 2034 referred to Ward	K/W	
Zone [as shown on plan]	Residential(R)	
Sanctioned Roads affecting the Land [as shown on plan]	Existing Road	Present
	Proposed Road	NIL
	Proposed Road Widening	NIL
Reservation affecting the Land [as shown on plan]	NO	
Reservation abutting the Land [as shown on plan]	NO	
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	

Note:

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.

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.

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.

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. (For the Sanctioned Modification & Excluded Portion the link for notification is as under:-

Notifications:

MCGM Home Page (portal.mcgm.gov.in)> Ward & Departments> Chief Engineer - Development Plan>Docs> Sanctioned DP2034

Plans:

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

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

Additional Information

Water pipeline Remark:

Water pipeline near the plot (0.00 meters far) has 600 mm pipe diameter.

Sewerline Remark:

Sewer Manhole near the plot (Node No. 15263604, 2.15 meters far) has invert level 31.77 meters with reference to Town Hall Datum (THD).

Ground level:

The plot has minimum 34.20 meters and maximum 36.40 meters ground level with reference to Town Hall Datum (THD)

RL Remark:

REGULAR LINE REMARKS (Traffic):

Land bearing C.T.S. No.(s) 460 and 461 of Village ANDHERI in K/W ward of M.C.G.M. as shown bounded blue on accompanying plan is affected by the sanctioned Regular line of 27.40mts. i.e. (90.0' approx.) wide S. V. Road. marked in red colour on the RL plan submitted by you.

REGULAR LINE REMARKS (Survey):

As far as Survey department is concerned, there is no proposed or sanctioned Regular Line/Road Line at present along the plot C.T.S. No.(s) 460 and 461 of Village ANDHERI in K/W ward of M.C.G.M. as shown bounded blue on accompanying plan.



Heritage Precinct:

The buildings on the plot under reference have been situated in ANDHERI VILLAGE PRECINCT Precinct & included in the said list at Serial Number 135/169 for conservation purpose. Hence, clearance from Mumbai Heritage Conservation Committee would be necessary.

Acc: As Plan

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