



MUNICIPAL CORPORATION OF GREATER MUMBAI

NO. Ch.E./DP34202205111390929 D.P. Rev. dt. Refer Inward Number: F/S/2022/111390940 Payment Dated 06/05/2022

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

DP 2034 Remarks

To,
Mr./Mrs. MHATRE ASSO. ARCHITECT
wadala

Sub: Development Plan 2034 remarks in respect to Land Bearing C.S. No(s) 88/74 and 97/74 of PAREL-SEWERI Division situated in F/S Ward, Mumbai.

Ref : Application u/no. F/S/2022/111390940 Payment Challan No. DP34202205111390929 Dated 06/05/2022 certifying payment of charges made under Receipt no. 18200023891 Dated 06/05/2022

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
CS No.	88/74 and 97/74	
Division	PAREL-SEWERI	
Development Plan 2034 referred to Ward	F/S	
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]	EOS2.6(Recreation Ground)(88/74: 10438.80 sqm)	
Existing amenities abutting the Land [as shown on plan]	NO	
Whether a listed Heritage building/ site:	Yes / No Sr. No. - 18/495 (Grade - IIA) Name - BHIWANJI NARE PARK	
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 (2.25 meters far) has 150 mm pipe diameter.

Sewerline Remark:

Sewer Manhole near the plot (Node No. 15120801, 4.41 meters far) has invert level 29.25 meters with reference to Town Hall Datum (THD).

Drainage Remark:

Drain Manhole near the plot (Node ID 2172024206, 0.00 meters far) has invert level 28.23 meters with reference to Town Hall Datum (THD).

Ground level:

The plot has minimum 32.40 meters and maximum 33.00 meters ground level with reference to Town Hall Datum (THD)

RL Remark:

REGULAR LINE REMARKS (Traffic):

As far as Traffic department is concerned, there is no proposed or sanctioned Regular Line/Road Line at present along the plot C.S. No.(s) 88/74 and 97/74 of Division PAREL-SEWERI in F/S ward of M.C.G.M. as shown bounded blue on accompanying plan.

REGULAR LINE REMARKS (Survey):

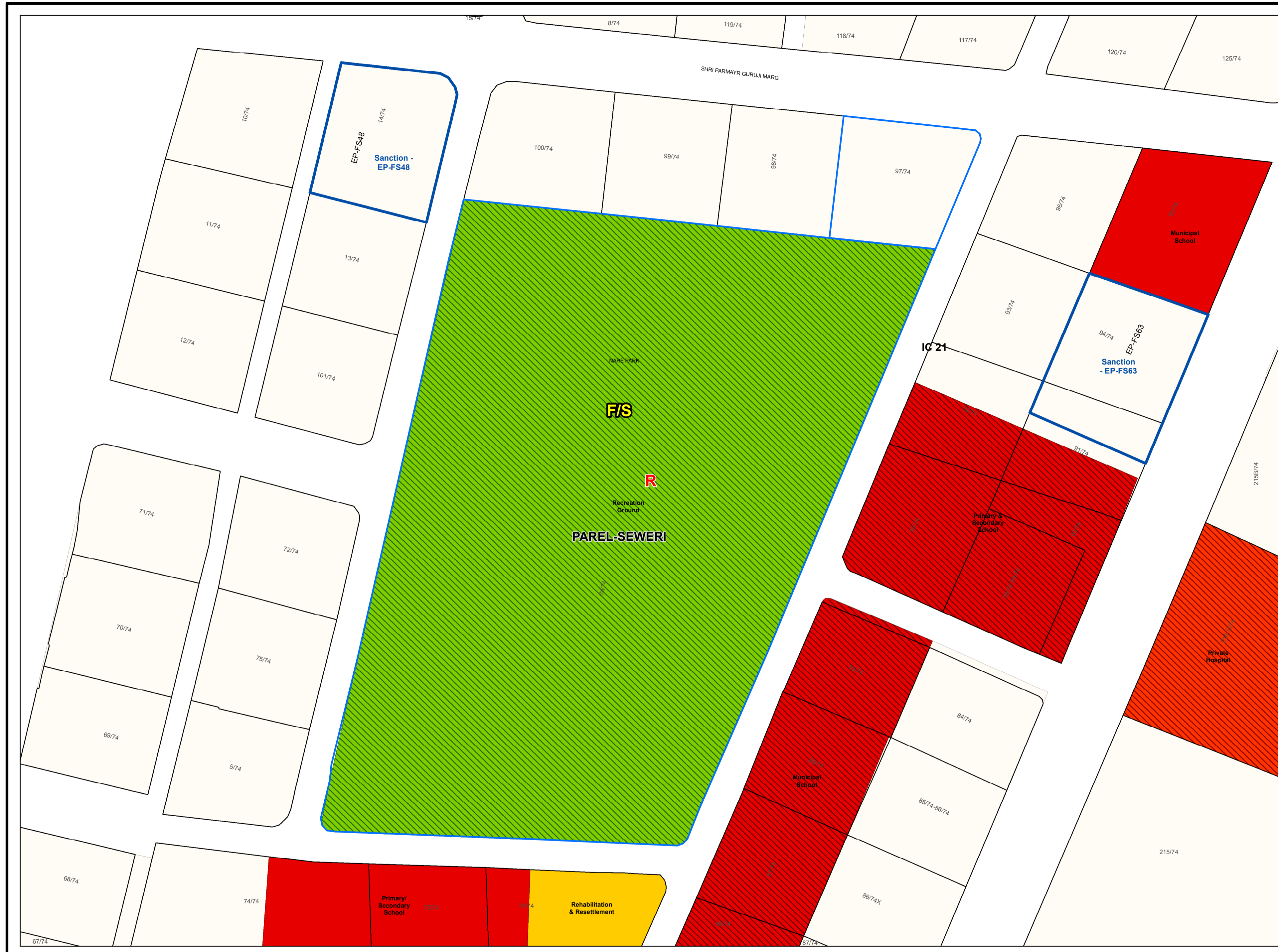
As far as Survey department is concerned, there is no proposed or sanctioned Regular Line/Road Line at present along the plot C.S. No.(s) 88/74 and 97/74 of Division PAREL-SEWERI in F/S ward of M.C.G.M. as shown bounded blue on accompanying plan.


Heritage:

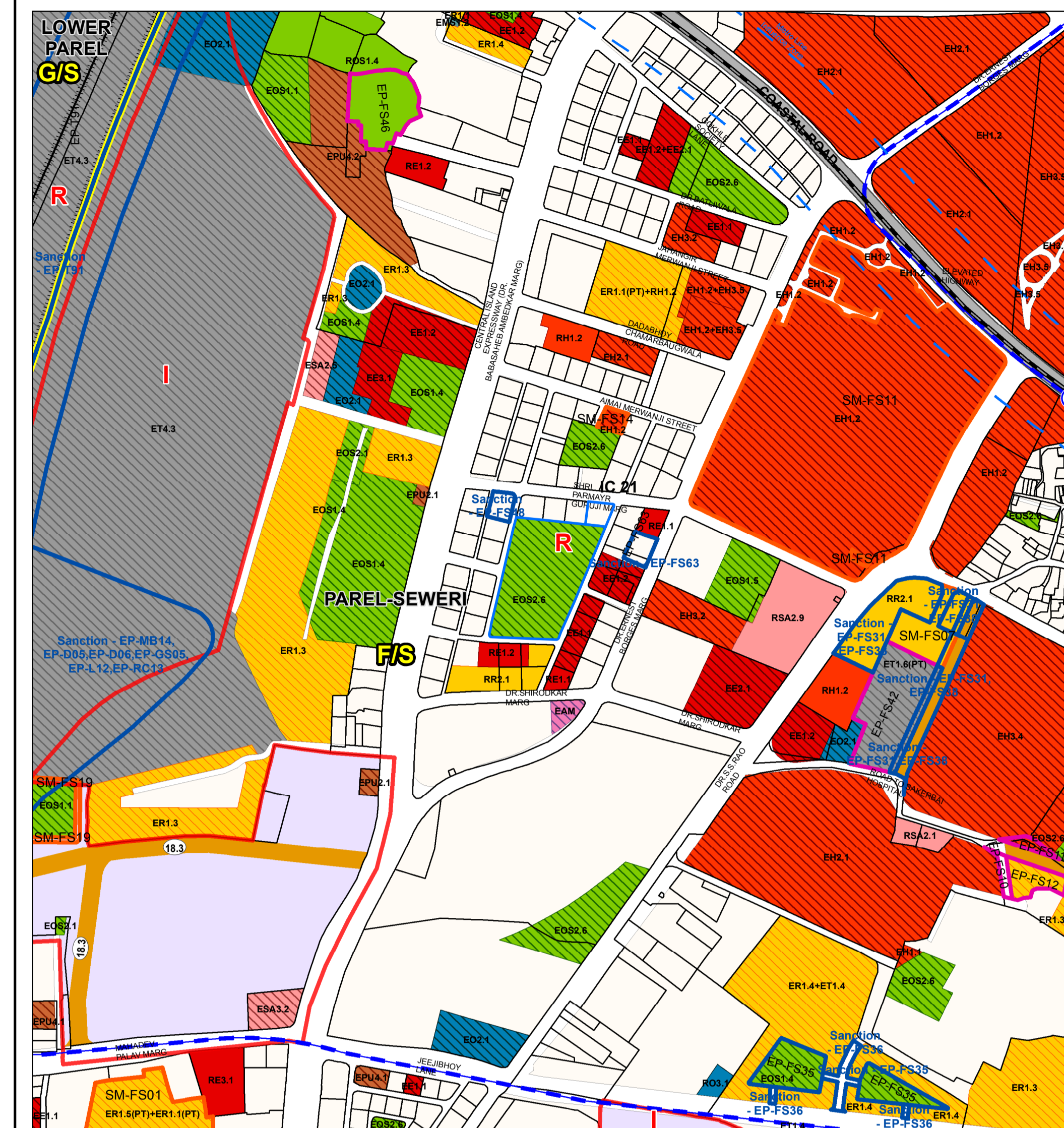
The site(s) under reference have been included in sanctioned heritage list of 1995 at Serial Number 18/495 as Grade-IIA structure for conservation purpose. Hence, clearance from Mumbai Heritage Conservation Committee would be necessary.


Acc: As Plan

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



	BLOCK PLAN	
	Scale 1:500	Land Bearing C.S.No(s) 88/74 and 97/74 of PAREL-SEWERI Division in F/S Ward



	LOCATION PLAN	
	Scale 1:4000	

Note:
 DP Remarks have been offered only from Zoning point of view without any reference to the existing and status of the structures on the land under reference etc.
 This plan is to be read with letter under
 CHE/DP34202205111390929/DP/City/F/S
 This is an electronically generated document. Hence, No signature required. Assistant Engineer (DP), F/S Ward. Dated: 06/05/2022




MUNICIPAL CORPORATION OF GREATER MUMBAI
(Development Plan Department)

Land Bearing CTS No(s) 88/74,97/74 of PAREL-SEWERI Village in F/S Ward

This plan is to be read with additional information given in letter no CHE/DP34202205111390929/DP/City/F/S

Legend

- Sewer Manholes
- SWD Manholes
- Survey RoadLines
- Contours
- Traffic RoadLines
- SewerLines
- Storm Water Drains
- Ward Boundary

Generated On: 5/6/2022