



MUNICIPAL CORPORATION OF GREATER MUMBAI

NO. Ch.E./DP34202402111515301 D.P. Rev. dt. Refer Inward Number: G/S/2024/111515309 Payment Dated 07/02/2024

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

# DP 2034 Remarks

To,  
Mr./Mrs. rupesh kashiram hiwalkar  
khar west

Sub: Development Plan 2034 remarks in respect to Land Bearing C.S. No(s) 794 of LOWER PAREL Division situated in G/S Ward, Mumbai.

Ref : Application u/no. G/S/2024/111515309 Payment Challan No. DP34202402111515301 Dated 07/02/2024 certifying payment of charges made under Receipt no. 4078879945 Dated 07/02/2024

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.	794	
Division	LOWER PAREL	
Development Plan 2034 referred to Ward	G/S	
Zone [as shown on plan]	Residential(R)	
Zone [Excluded Portion]	EP NO: EP-GS35	Affected Area - 794 :55944.373 sqm
For description of Excluded Portion/Sanctioned Modification, please refer to the published plan on BMC portal.		
Sanctioned Roads affecting the Land [as shown on plan]	Existing Road	Present
	Proposed Road	DP ROAD 22.8 m
	Proposed Road Widening	NIL
Sanctioned Excluded Portion: EP-GS14 Sanctioned as proposed. Sanctioned vide UDD Notification u/no. TPB-4317/629/CR-118(V)/2019/UD-11 dtd. 23.11.2020 and published in Maharashtra Government Gazette on 24.11.2020.  EP-GS35 Sanctioned as proposed. Sanctioned vide UDD Notification u/no. TPB-4317/629/CR-118(V)/2019/UD-11 dtd. 23.11.2020 and published in Maharashtra Government Gazette on 24.11.2020.		
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 affecting the Land [Sanctioned Modification]	SM NO: SM-GS24 SM NO: SM-GS24	Affected Area - 794 :57.192 sqm Affected Area - 794 :7.509 sqm

For description of Excluded Portion/Sanctioned Modification, please refer to the published plan on BMC portal.		
Existing amenities abutting the Land [as shown on plan]	NO	
ROAD	EP NO: EP-GS14	Affected Area - 794 .655.950 sqm
For description of Excluded Portion/Sanctioned Modification, please refer to the published plan on BMC portal.		
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&amp;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 &amp; 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 &amp; Excluded Portion the link for notification is as under:-</p> <p>Notifications: BMC Home Page (portal.mcgm.gov.in)&gt; Ward &amp; Departments&gt; Chief Engineer - Development Plan&gt;Docs&gt; Sanctioned DP2034</p> <p>Plans: EP Sheets:- BMC Home Page (portal.mcgm.gov.in)&gt; Ward &amp; Departments&gt; Chief Engineer - Development Plan&gt;Docs&gt; Sanctioned DP2034&gt; Development Plan 2034 (Excluded Part) EP Sheets, 8th May 2018 - For Suggestions / objections by Government SM Sheets:- BMC Home Page (portal.mcgm.gov.in)&gt; Ward &amp; Departments&gt; Chief Engineer - Development Plan&gt;Docs&gt; Sanctioned DP2034&gt; 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 100 mm pipe diameter.</p>
<p>Sewerline Remark:</p> <p>Sewer Manhole near the plot (Node No. 13133502, 0.00 meters far) has invert level 19.10 meters with reference to Town Hall Datum (THD).</p>
<p>Drainage Remark:</p> <p>Drain Manhole near the plot (Node ID 2171021901, 9.04 meters far) has invert level 23.71 meters with reference to Town Hall Datum (THD).</p>
<p>Ground level:</p> <p>The plot has minimum 21.00 meters and maximum 30.80 meters ground level with reference to Town Hall Datum (THD)</p>
<p>RL Remark:</p> <p>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) 794 of Division LOWER PAREL in G/S ward of B.M.C. as shown bounded blue on accompanying plan.</p> <p>REGULAR LINE REMARKS (Survey): Land bearing C.S. No.(s) 794 of Division LOWER PAREL in G/S ward of B.M.C. as shown bounded blue on accompanying plan is affected by the sanctioned Regular line of 24.45mts. i.e. (80.0' approx.) wide PANDURANG BUDHKAR ROAD and 24.45mts. i.e. (80.0' approx.) wide GLOBLE MILL ROAD marked in violet colour on the RL plan submitted by you.</p>

Natural Water Course:

The land under reference is under influence zone of waterbody hence specific remark from the concerned Authority should be obtained separately before taking up any development on the land

Acc: As Plan

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

# DP 2034 Remarks

