



Brihanmumbai Municipal Corporation

NO. Ch.E./DP34202410111559005 D.P. Rev. dt. Refer Inward Number: H/W/2024/111559009 Payment Dated 05/10/2024

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

DP 2034 Remarks

To,

Mr./Mrs. vikas vijay bhalla
6 Merry Niketan Mount Mary Road Bandra Mumbai

Sub: Development Plan 2034 remarks in respect to Land Bearing C.T.S. No(s) 570 of BANDRA-B Village situated in H/W Ward, Mumbai.

Ref : Application u/no. H/W/2024/111559009 Payment Challan No. DP34202410111559005 Dated 05/10/2024 certifying payment of charges made under Receipt no. 18200062174 Dated 05/10/2024

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
CTS No.	570	
Village	BANDRA-B	
Development Plan 2034 referred to Ward	H/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	
Land affected by Coastal Regulation Zone as per CZMP approved u/no. J-17011/8/95-1A.III dt. 19.1.2000	The land under reference falls within the Coastal Regulation Zone (CRZ) as shown in the location plan and development thereof shall be governed as per the Government of India notification under No : SO 114(E) of 19.2.1991 as amended upto date, the HTL (High Tide Line) indicated in DP remark is subjected to confirmation of the same	

by MCZMA or the appropriate authority.

As per sanctioned CZMP, HTL/setback lines with map scale(as shown in accompanying document for block and location plan overview) with respect to plot(s) under reference i.e. CTS/CS/FP No(s) 570, of village, BANDRA-B, the land under reference falls under CRZ II Category. Therefore the development shall be governed as per the Ministry of Environment and Forest, Govt. of India, Notification No. 114(E) of 19.02.1991 as amended up to date.

Note:

The Addl. Director and Member Secretary CRZ vide letter dated 29.09.2021 addressed to Member Secretary (MCZMA) informed that MoEFCC approved CZMP for Mumbai City and Mumbai Suburban and CZMP plans are made available on the website of MCZMA in public domain. The CRZ remarks as per approved CZMP should be obtain separately from office of Chief Engineer (D.P.).

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:

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

Plans:

EP Sheets:- BMC 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:- BMC 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 N/A mm pipe diameter

Sewerline Remark:

Sewer Manhole near the plot (Node No. 13183903, 16.50 meters far) has invert level 27.72 meters with reference to Town Hall Datum (THD).

Drainage Remark:

Drain Manhole near the plot (Node ID 2171081201, 23.41 meters far) has invert level 26.52 meters with reference to Town Hall Datum (THD).

Ground level:

The plot has minimum 30.60 meters and maximum 31.40 meters ground level with reference to Town Hall Datum (THD)

RL Remark:

REGULAR LINE REMARKS (Traffic):

Land bearing C.T.S. No.(s) 570 of Village BANDRA-B in H/W ward of B.M.C. as shown bounded blue on accompanying plan is affected by the sanctioned Regular line of 27.45mts. i.e. (90.0' approx.) wide Hill Road (1) 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) 570 of Village BANDRA-B in H/W ward of B.M.C. as shown bounded blue on accompanying plan.

Heritage Precinct:

The buildings on the plot under reference have been situated in BANSRA PRECINCT, RANWARL PRECINCT Precinct & included in the said list at Serial Number 612 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 BMC Departments.

Validity of this Report is for One Year starting from the report generation date: 05/10/2024

DP 2034 Remarks

