



## MUNICIPAL CORPORATION OF GREATER MUMBAI

NO. Ch.E./DP34202002111266963 D.P. Rev. dt. Refer Inward Number: R/N/2020/111266966 Payment Dated 27/02/2020

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

# DP 2034 Remarks

To,  
Mr./Mrs. vishal j PATEL  
19 130,rajendra nager borivali

Sub: Development Plan 2034 remarks in respect to Land Bearing C.T.S. No(s) 1480 of EKSAR Village situated in R/N Ward, Mumbai.

Ref : Application u/no. R/N/2020/111266966 Payment Challan No. DP34202002111266963 Dated 27/02/2020 certifying payment of charges made under Receipt no. 18200003198 Dated 27/02/2020


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.	1480	
Village	EKSAR	
Development Plan 2034 referred to Ward	R/N	
Zone [as shown on plan]	No Development Zone(NDZ)	
Zone [Excluded Portion]	EP NO: EP-RN61	Affected Area - 1480 :1191.944 sqm
For description of Excluded Portion/Sanctioned Modification, please refer to the published plan on MCGM portal.		
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	

Buffer line of Metrorail	The plot abuts the proposed Metro Rail alignment or within influence Zone of stations areas thereof. Remarks from MMRDA shall be obtained before commencing any development.
<b>Note:</b> 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.	
<b>Demarcation:</b> 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:-	
<b>Notifications:</b> MCGM Home Page (portal.mcgm.gov.in)> Ward & Departments> Chief Engineer - Development Plan>Docs> Sanctioned DP2034  <b>Plans:</b> 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

<b>Water pipeline Remark:</b> Water pipeline near the plot (0.82 meters far) has 900 mm pipe diameter.
<b>Sewerline Remark:</b> Sewer Manhole near the plot (Node No. 15397902, 17.67 meters far) has invert level 28.00 meters with reference to Town Hall Datum (THD).
<b>Ground level:</b> The plot has minimum 32.00 meters and maximum 34.00 meters ground level with reference to Town Hall Datum (THD)
<b>RL Remark:</b>  <b>REGULAR LINE REMARKS (Traffic):</b> 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) 1480 of Village/Division EKSAR in R/N ward of M.C.G.M. as shown bounded blue on accompanying plan. You are also requested to obtain remarks from Asst. Engineer (Survey) R/N Ward. The earlier R.L. Remarks issued by this office if any shall be treated as cancelled. The above remarks are issued without prejudice to the ownership, status of the structure, plot boundaries and will supercede to the earlier remarks and shall be valid for one year from the date of its issue.
<b>Acc: As Plan</b>
<b>Note:</b> The above information is as per the data received from concerned MCGM Departments.