



MUNICIPAL CORPORATION OF GREATER MUMBAI

NO. Ch.E./DP34202301111439503 D.P. Rev. dt. Refer Inward Number: T/2023/111439505 Payment Dated 16/01/2023

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

DP 2034 Remarks

To,
Mr./Mrs. SANKET SAMBHAJI GUJAR
S No.20/4, Bharat Colony, Karvenagar , Pune 411052, Near Cummins College.

Sub: Development Plan 2034 remarks in respect to Land Bearing C.T.S. No(s) 1302,1303,1304,1305,1306,1307,1308,1309,1311,1310 and 1312 of MULUND-E Village situated in T Ward, Mumbai.

Ref : Application u/no. T/2023/111439505 Payment Challan No. DP34202301111439503 Dated 16/01/2023 certifying payment of charges made under Receipt no. 18200067076 Dated 16/01/2023

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.	1302,1303,1304,1305,1306,1307,1308,1309,1311,1310 and 1312	
Village	MULUND-E	
Development Plan 2034 referred to Ward	T	
Zone [as shown on plan]	Residential(R)	
Sanctioned Roads affecting the Land [as shown on plan]	Existing Road	NIL
	Proposed Road	Proposed Road 27.45 m
	Proposed Road Widening	NIL
<p>Sanctioned Excluded Portion:</p> <p>EP-T84 Refused to accord sanction. Proposal under Section 30 is sanctioned. Sanctioned vide UDD Notification u/no. TPB-4320/CR-135/2020/UD-11 dtd. 12.09.2022 and published in Maharashtra Government Gazette on 07.10.2022.</p> <p>EP-T84 Refused to accord sanction. Proposal under Section 30 is sanctioned. Sanctioned vide UDD Notification u/no. TPB-4320/CR-135/2020/UD-11 dtd. 12.09.2022 and published in Maharashtra Government Gazette on 07.10.2022.</p> <p>EP-T84 Refused to accord sanction. Proposal under Section 30 is sanctioned. Sanctioned vide UDD Notification u/no. TPB-4320/CR-135/2020/UD-11 dtd. 12.09.2022 and published in Maharashtra Government Gazette on 07.10.2022.</p>		
Reservation affecting the Land [as shown on plan]	<p>RMS3.1(Solid Waste Management Facilities)(Part of larger reservation)(1302: 2809.02 sqm, 1303: 3140.61 sqm, 1304: 93.36 sqm, 1305: 1150.30 sqm, 1306: 994.47 sqm, 1307: 2049.85 sqm, 1308: 3650.02 sqm, 1309: 2999.23 sqm, 1311: 1317.52 sqm, 1310: 4359.47 sqm, 1312: 1993.51 sqm),ROS1.4(Play Ground)(1304: 8913.92 sqm and 1305: 8.43 sqm)</p>	
Reservation affecting the Land [Sanctioned Modification]	<p>EP NO: EP-T84 EP NO: EP-T84</p>	<p>SM NO: SM-T29 SM NO: SM-T29 SM NO: SM-T29</p> <p>Affected Area - 1303 :3140.613 sqm Affected Area - 1302 :2809.028 sqm, 1304 :53.548 sqm, 1305 :608.049 sqm, 1306 :</p>

DP 2034 Remarks

43.790 sqm, 1307
:1098.680 sqm, 1308
:3650.017 sqm, 1309
:2481.773 sqm, 1311
:1317.521 sqm, 1310
:4359.474 sqm, 1312
:1817.379 sqm
Affected Area - 1304
:39.814 sqm, 1305
:542.247 sqm, 1306
:950.678 sqm, 1307
:951.168 sqm, 1309
:517.458 sqm, 1312
:176.134 sqm
Affected Area - 1304
:6886.095 sqm
Affected Area - 1304
:2027.965 sqm, 1305
:8.429 sqm

For description of Excuded Portion/Sanctioned Modification, please refer to the published plan on MCGM portal.

Reservation abutting the Land [as shown on plan]	RO1.3(Municipal Office) and ROS1.4(Play Ground)		
Reservation abutting the Land [Sanctioned Modification]	EP NO: EP-T84 EP NO: EP-T84	SM NO: SM-T29 SM NO: SM-T29 SM NO: SM-T29	Plots - 1302, 1304, 1305, 1306, 1307, 1308, 1309, 1311, 1310, 1312 Plots - 1303 Plots - 1302, 1303, 1308, 1311, 1310 Plots - 1302, 1303, 1305, 1306, 1307, 1308, 1309, 1311, 1310, 1312 Plots - 1302, 1303, 1306, 1307, 1308, 1309, 1311, 1312

For description of Excuded Portion/Sanctioned Modification, please refer to the published plan on MCGM portal.

Existing amenities affecting the Land [as shown on plan]	EOS1.1(Tank/Pond/Lake)(1304: 2983.00 sqm)		
Existing amenities abutting the Land [as shown on plan]	EOS1.4(Play Ground) and EE1.2(Primary & Secondary School)		
ROAD	EP NO: EP-T84	Affected Area - 1302 (Abutting), 1303 (Abutting), 1304 :2151.057 sqm, 1305 :577.996 sqm, 1306 :1023.197 sqm, 1307 :951.168 sqm, 1308 (Abutting), 1309 :517.458 sqm, 1311 (Abutting), 1310 (Abutting), 1312 :176.103 sqm	

For description of Excuded Portion/Sanctioned Modification, please refer to the published plan on MCGM 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

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

Sewerline Remark:

Sewer Manhole near the plot (Node No. 26305901, 0.00 meters far) has invert level 22.85 meters with reference to Town Hall Datum (THD).

Drainage Remark:

Drain Manhole near the plot (Node ID 2184198802, 2.99 meters far) has invert level 27.18 meters with reference to Town Hall Datum (THD).

Ground level:

The plot has minimum 23.20 meters and maximum 33.60 meters ground level with reference to Town Hall Datum (THD)

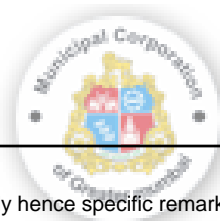
RL Remark:

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.T.S. No.(s) 1302,1303,1304,1305,1306,1307,1308,1309,1311,1310 and 1312 of Village MULUND-E in T 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.T.S. No.(s) 1302,1303,1304,1305,1306,1307,1308,1309,1311,1310 and 1312 of Village MULUND-E in T ward of M.C.G.M. as shown bounded blue on accompanying plan.



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 MCGM Departments.