



MUNICIPAL CORPORATION OF GREATER MUMBAI

NO. Ch.E./DP34201912111253082 D.P. Rev. dt. Refer Inward Number: K/W/2019/111253088 Payment Dated 02/12/2019

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

DP 2034 Remarks

To,
Mr./Mrs. Mahendra Mohan Kargutkar
vikhroli

Sub: Development Plan 2034 remarks in respect to Land Bearing C.T.S. No(s) 39A of JUHU Village situated in K/W Ward, Mumbai.

Ref : Application u/no. K/W/2019/111253088 Payment Challan No. DP34201912111253082 Dated 02/12/2019 certifying payment of charges made under Receipt no. 18200065827 Dated 02/12/2019

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.	39A	
Village	JUHU	
Development Plan 2034 referred to Ward	K/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]	EE2.1(College)(Part of larger existing amenities)(39A: 4204.43 sqm)	
Existing amenities abutting the Land [as shown on plan]	EE1.3(Special School)	
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) 39A, of village, JUHU, 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 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 (3.48 meters far) has 250 mm pipe diameter.

Sewerline Remark:

Sewer Manhole near the plot (Node No. 13262002, 2.93 meters far) has invert level 24.19 meters with reference to Town Hall Datum (THD).

Ground level:

The plot has minimum 28.20 meters and maximum 28.80 meters ground level with reference to Town Hall Datum (THD)

RL Remark:

REGULAR LINE REMARKS (Traffic):

Regular line remarks for the land under reference are as given below:

Land bearing C.T.S. No.(s) 39A of Village/Division JUHU in K/W ward of M.C.G.M. as shown bounded blue on accompanying plan is affected by the sanctioned Regular line of 18.30mts. i.e. (60.0' approx.) wide East - West Road Number - 3 marked in red colour on the RL plan submitted by you.

These remarks are issued without site inspection, without prejudice to the ownership, status of structure, plot boundaries and same will supersede earlier remarks issued if any. These remarks are subject to changes/revision of sanctioned Regular line and shall be valid for One year from date of its issue.

This remarks are offered subject to actual joint demarcation with A.E survey on site. This remarks should be verified by corresponding Asst. Engineer (Survey) K/W Ward. You may approach to that office for actual demarcation of sanctioned Regular Line on site.

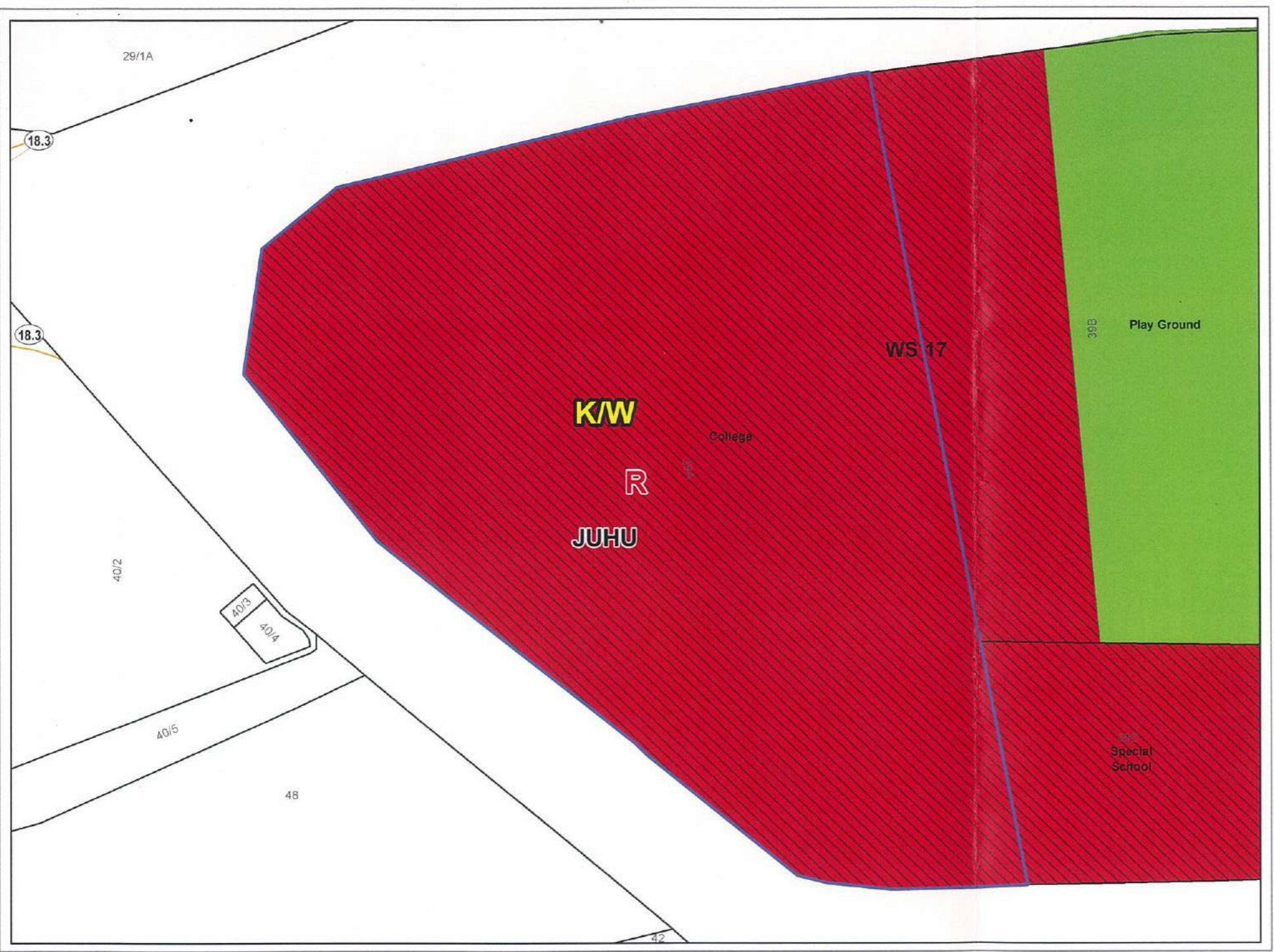
It may please be noted that this remarks are offered as per the plot boundaries shown by Architect/Owner on plan and the plot boundaries shall be verified and confirmed on site through the competent authority.

This permission shall not be used as a tool for evicting the existing tenants/occupants if any. This permission is granted based on documents submitted by the arch and if any are found fake/fraud the permission issued shall be revoked/cancelled.

The alignment of RL shown on Plan is indicative. For detail planning of proposal actual demarcation from Assistant Engineer(Survey) shall be obtained.

Acc: As Plan

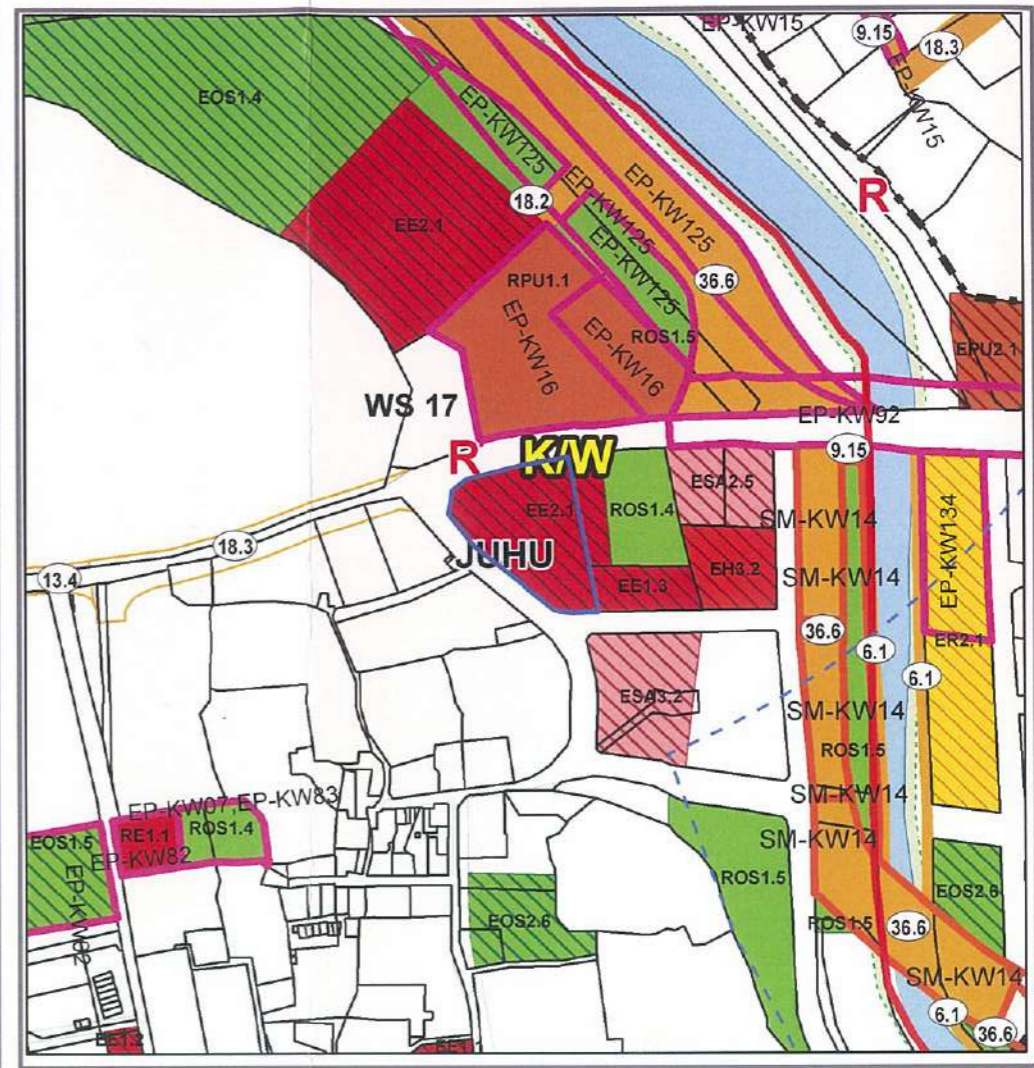
Note: The above information is as per the data received from concerned MCGM Departments.



BLOCK PLAN

Scale 1:500

Land Bearing C.T.S.No(s) 39A of JUHU Village in KW 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/DP34201912111253082/DP/WS/KW

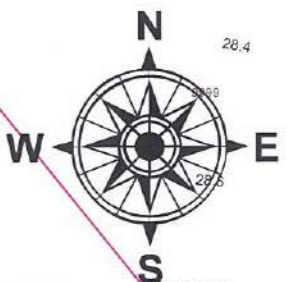
This is an electronically generated document. Hence NO signature required. Assistant Engineer (DP), KW Ward. Dated: 02/12/2019



**MUNICIPAL CORPORATION OF GREATER MUMBAI
 (Development Plan Department)**

Development Plan 2034

Office of the Chief Engineer (Development Plan),
 5th Floor, Annexe Building,
 Municipal Head Office,
 Mahapalika Marg, Fort, MUMBAI - 400 001.



1:500



Municipal Corporation of Greater Mumbai
(Development Plan Department)

Land Bearing CTS No(s) 39A of JUHU Village in K/W Ward

This plan is to be read with additional information given in letter no CHE/DP34201912111253082/DP/WS/K/W

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

Generated On: 12/2/2019