



## MUNICIPAL CORPORATION OF GREATER MUMBAI

NO. Ch.E./DP34202002111265241 D.P. Rev. dt. Refer Inward Number: G/S/2020/111265243 Payment Dated 17/02/2020

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

# DP 2034 Remarks

To,

Mr./Mrs. Akshay Balkrishna Kharote  
116, Kharote house, Worli village, Mumbai

Sub: Development Plan 2034 remarks in respect to Land Bearing C.S. No(s) 2/225 of WORLI Division situated in G/S Ward, Mumbai.

Ref : Application u/no. G/S/2020/111265243 Payment Challan No. DP34202002111265241 Dated 17/02/2020 certifying payment of charges made under Receipt no. 18200030309 Dated 17/02/2020

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
CS No.	2/225	
Division	WORLI	
Development Plan 2034 referred to Ward	G/S	
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	13.4 m
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) 2/225, of village, WORLI, 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](http://portal.mcgm.gov.in))> Ward & Departments> Chief Engineer - Development Plan>Docs> Sanctioned DP2034

**Plans:**

EP Sheets:- MCGM Home Page ([portal.mcgm.gov.in](http://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](http://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 (2.07 meters far) has 250 mm pipe diameter.

**Sewerline Remark:**

Sewer Manhole near the plot (Node No. 12148701, 4.67 meters far) has invert level 24.81 meters with reference to Town Hall Datum (THD).

**Drainage Remark:**

Drain Manhole near the plot (Node ID 2170044102, 4.99 meters far) has invert level 25.90 meters with reference to Town Hall Datum (THD).

**Ground level:**

The plot has minimum 28.80 meters and maximum 28.80 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 any proposed or sanctioned Regular Line/Road Line at present along the plot C.S. No.(s) 2/225 of Village/Division WORLI in G/S ward of M.C.G.M. as shown bounded blue on accompanying plan.

You are also requested to obtain remarks from Asst. Engineer (Survey) G/S 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.

Acc: As Plan

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