

ANNEXURE
DP REMARKS OF THE PROPOERTY



MUNICIPAL CORPORATION OF GREATER MUMBAI

NO. Ch.E./DP34202406111538795 D.P. Rev. dt. Refer Inward Number: D/2024/111538801 Payment Dated 17/06/2024

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

DP 2034 Remarks

To,

Mr./Mrs. Ajay Rama Ganekar
702, Natraj, M.V.Road Junction, WEH, Andheri East, Mumbai.

Sub: Development Plan 2034 remarks in respect to Land Bearing C.S. No(s) 442,443 and 444 of MALABAR HILL Division situated in D Ward, Mumbai.

Ref : Application u/no. D/2024/111538801 Payment Challan No. DP34202406111538795 Dated 17/06/2024 certifying payment of charges made under Receipt no. 8717478901 Dated 17/06/2024

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
CS No.	442,443 and 444	
Division	MALABAR HILL	
Development Plan 2034 referred to Ward	D	
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

Sanctioned Excluded Portion:
EP-D61
Sanctioned as proposed.
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.

EP-D19
Sanctioned as proposed.
Sanctioned vide UDD Notification u/no. TPB-4321/CR-20/2021/UD-11 dtd. 12.04.2021 and published in Maharashtra Government Gazette on 16.04.2021.

EP-D19
Sanctioned as proposed.
Sanctioned vide UDD Notification u/no. TPB-4321/CR-20/2021/UD-11 dtd. 12.04.2021 and published in Maharashtra Government Gazette on 16.04.2021.

Reservation affecting the Land [as shown on plan]	NO
Reservation abutting the Land [as shown on plan]	NO

Reservation abutting the Land [Excluded Portion]	EP NO: EP-D19	Plots - 442, 443, 444
For description of Excluded Portion/Sanctioned Modification, please refer to the published plan on BMC portal.		
Existing amenities affecting the Land [as shown on plan]	NO	
Existing amenities abutting the Land [as shown on plan]	EOS2.6(Recreation Ground),EPU5.2(Electricity Transmission & Distribution Facilities),EOS2.7(Green Belt) and EOS1.5(Garden/Park)	
Existing amenities abutting the Land [Excluded Portion]	EP NO: EP-D19	Plots - 442, 443, 444
For description of Excluded Portion/Sanctioned Modification, please refer to the published plan on BMC portal.		
Funnel of Vision	EP NO: EP-D19	Affected Area - 442 :4225.169 sqm, 443 :808.956 sqm, 444 :21799.355 sqm
For description of Excluded Portion/Sanctioned Modification, please refer to the published plan on BMC 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	
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) 442,443,444, of village, MALABAR HILL, the land under reference falls under CRZ II, CRZ INNER FUNNEL 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.	
<p>Note:</p> <p>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.).</p>		
<p>Cone of Vision:</p> <p>Earlier, the plot under reference was affected by restrictions as per Regulation 45(A)(b) of DCPR-2034. At present, as per report received from IIT-Bombay, uploaded on portal.mcgm.gov.in, plot bearing CS no.- 442,443 and 444 is not affected by funnel of vision preserving the Eastern & Southern view of Backbay area & Marine Drive area from kamala Nehru Park on Malabar Hill.</p>		
<p>Note:</p> <p>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.</p>		
<p>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.</p>		
<p>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.</p>		
<p>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:-</p>		
<p>Notifications:</p> <p>BMC Home Page (portal.mcgm.gov.in)> Ward & Departments> Chief Engineer - Development Plan>Docs> Sanctioned DP2034</p> <p>Plans:</p> <p>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</p> <p>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</p>		

Additional Information

Water pipeline Remark	The water pipeline is generated report. Hence personal signature is not required.	CHE/DP34202406111538795/DP/D
Water pipeline near the plot (0.00 meters far) has 450 mm pipe diameter.		

Water supply Tunnel Remark:

No well/borewell shall be dug on the plot as this plot is affected by Water-supply Tunnel Safety band. Similarly, Excavation/Deep foundation by way of blasting shall not be permitted on the plot prior permission shall be obtained from A.E. (D ward) for any work or deepening of existing well/borewell on the plot.

Sewerline Remark:

Sewer Manhole near the plot (Node No. 11081206, 0.00 meters far) has invert level 27.07 meters with reference to Town Hall Datum (THD).

Drainage Remark:

Drain Manhole near the plot (Node ID 2068974705, 2.78 meters far) has invert level 26.26 meters with reference to Town Hall Datum (THD).

Ground level:

The plot has minimum 28.00 meters and maximum 80.00 meters ground level with reference to Town Hall Datum (THD)

RL Remark:

REGULAR LINE REMARKS (Traffic):

Land bearing C.S. No.(s) 442,443 and 444 of Division MALABAR HILL in D 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 NEPESEA ROAD 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.S. No.(s) 442,443 and 444 of Division MALABAR HILL in D ward of B.M.C. as shown bounded blue on accompanying plan.

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: 17/06/2024

