



MUNICIPAL CORPORATION OF GREATER MUMBAI

NO. Ch.E./DP34202008111275671 D.P. Rev. dt. Refer Inward Number: L/2020/111275675 Payment Dated 05/08/2020

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

DP 2034 Remarks

To,

Mr./Mrs. ganesh madhukar mungekar
DB House, Goregaon Dindoshi

Sub: Development Plan 2034 remarks in respect to Land Bearing C.T.S. No(s) 11A of CHANDIVALI Village situated in L Ward, Mumbai.

Ref : Application u/no. L/2020/111275675 Payment Challan No. DP34202008111275671 Dated 05/08/2020 certifying payment of charges made under Receipt no. 18200074457 Dated 05/08/2020

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.	11A	
Village	CHANDIVALI	
Development Plan 2034 referred to Ward	L	
Zone [as shown on plan]	Natural Areas(NA) and Residential(R)	
Zone [Excluded Portion]	EP NO: EP-S82 EP NO: EP-N63	Affected Area - 11A :39562.364 sqm Affected Area - 11A :2006.892 sqm
For description of Excluded Portion/Sanctioned Modification, please refer to the published plan on MCGM portal.		
Land abutting to Zonal boundary	`Residential(R)` No Development Zone(NDZ)` Industrial(I)	
Sanctioned Roads affecting the Land [as shown on plan]	Existing Road	Present
	Proposed Road	Proposed Road 9.15 m, Proposed Road 13.4 m (3 nos) and Proposed Road 18.3 m
	Proposed Road Widening	NIL
Reservation affecting the Land [as shown on plan]	RR2.1(Rehabilitation & Resettlement)(11A: 17978.96 sqm), RE1.1(Municipal School)(11A: 4970.49 sqm), ROS1.4(Play Ground)(11A: 10183.98 sqm), RH1.2(Hospital)(11A: 13982.72 sqm) and ROS1.5(Garden/ Park)(11A: 866.85	
Reservation affecting the Land [Sanctioned Modification]	EP NO: EP- L63 EP NO: EP- L40 EP NO: EP- L62 EP NO: EP- L63 EP NO: EP- L63 EP NO: EP- L40 EP NO: EP- N63 EP NO: EP- L63 EP NO: EP- L40 EP NO: EP- L40 EP NO: EP- L40	SM NO: SM-L15 Affected Area - 11A :4970.487 sqm Affected Area - 11A :37161.078 sqm Affected Area - 11A :5246.777 sqm Affected Area - 11A :32559.917 sqm Affected Area - 11A :33726.878 sqm Affected Area - 11A :11898.880 sqm Affected Area - 11A :10125.917 sqm Affected Area - 11A :2006.892 sqm Affected Area - 11A :10818.150 sqm Affected Area - 11A :

			7109.876 sqm Affected Area - 11A :1075.354 sqm Affected Area - 11A :6106.737 sqm
For description of Excluded Portion/Sanctioned Modification, please refer to the published plan on MCGM portal.			
Reservation abutting the Land [as shown on plan]	RSA2.9+RPU3.4+RSA6.3(Homeless Shelter + Police Facilities + Public Convenience),RR2.1(Rehabilitation & Resettlement) (3 nos) and ROS1.5(Garden/Park)		
Reservation abutting the Land [Sanctioned Modification]	EP NO: EP- L24 EP NO: EP-S118 EP NO: EP- L62 EP NO: EP-S118 EP NO: EP- L72 EP NO: EP-S118	SM NO: SM-L24	Plots - 11A Plots - 11A Plots - 11A Plots - 11A Plots - 11A Plots - 11A
For description of Excluded Portion/Sanctioned Modification, please refer to the published plan on MCGM portal.			
Existing amenities affecting the Land [as shown on plan]	ER2.1(Rehabilitation & Resettlement)(11A: 87450.09 sqm),EPU3.2(Police Chowky)(11A: 58.43 sqm),ER2.1(Rehabilitation & Resettlement)(Part of larger existing amenities)(11A: 6106.74 sqm),EOS1.4(Play Ground)(11A: 3802.42 sqm),ER2.1(Rehabilitation & Resettlement)(Part of larger existing amenities)(11A: 7109.88 sqm),EE1.2(Primary & Secondary School)(11A: 8964.71 sqm),EE1.1(Municipal School)(11A: 1359.17 sqm),ER2.1(Rehabilitation & Resettlement)(Part of larger existing amenities)(11A: 16448.05 sqm),ER2.1(Rehabilitation & Resettlement)(11A: 32559.92 sqm),EOS1.4(Play Ground)(11A: 1379.66 sqm) and ER2.1(Rehabilitation & Resettlement)(Part of larger		
Existing amenities affecting the Land [Sanctioned Modification]	SM NO: SM-L32 SM NO: SM-L32	Affected Area - 11A :2545.593 sqm Affected Area - 11A :3198.763 sqm	
For description of Excluded Portion/Sanctioned Modification, please refer to the published plan on MCGM portal.			
Existing amenities abutting the Land [as shown on plan]	EOS1.5(Garden/Park) (2 nos) ,EAM(Amenity Plot) and EOS1.4(Play Ground)		
Existing amenities abutting the Land [Excluded Portion]	EP NO: EP- L60	Plots - 11A	
For description of Excluded Portion/Sanctioned Modification, please refer to the published plan on MCGM portal.			
ROAD	SM NO: SM-L32		Affected Area - 11A :3198.763 sqm
ROAD	SM NO: SM-L32		Affected Area - 11A :1348.175 sqm
ROAD	SM NO: SM-L32		Affected Area - 11A :1082.385 sqm
ROAD	SM NO: SM-L24		Affected Area - 11A :181.871 sqm
ROAD	SM NO: SM-L32		Affected Area - 11A :414.698 sqm
ROAD	SM NO: SM-L32		Affected Area - 11A :1429.141 sqm
ROAD	SM NO: SM-L32		Affected Area - 11A :701.743 sqm
ROAD	SM NO: SM-L32		Affected Area - 11A :765.183 sqm
ROAD	SM NO: SM-L32		Affected Area - 11A :1866.261 sqm
ROAD	SM NO: SM-L24		Affected Area - 11A :1409.586 sqm
ROAD	SM NO: SM-L32		Affected Area - 11A :9187.138 sqm
ROAD	EP NO: EP- L40		Affected Area - 11A :1075.354 sqm
ROAD	EP NO: EP- L72		Affected Area - 11A :882.923 sqm
For description of Excluded 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:	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 (0.00 meters far) has 100 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. (L ward) for any work or deepening of existing well/borewell on the plot.

Sewerline Remark:

Sewer Manhole near the plot (Node No. 22240002, 3.24 meters far) has invert level 43.79 meters with reference to Town Hall Datum (THD).

Drainage Remark:

Drain Manhole near the plot (Node ID 2179130601, 7.89 meters far) has invert level 44.11 meters with reference to Town Hall Datum (THD).

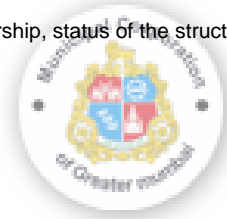
RL Remark:

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.T.S. No.(s) 11A of Village/Division CHANDIVALI in L ward of M.C.G.M. as shown bounded blue on accompanying plan.

You are also requested to obtain remarks from Asst. Engineer (Survey) L 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.