



MUNICIPAL CORPORATION OF GREATER MUMBAI

NO. Ch.E./DP34202301111441405 D.P. Rev. dt. Refer Inward Number: C/2023/111441409 Payment Dated 25/01/2023

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

DP 2034 Remarks

To,

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

Sub: Development Plan 2034 remarks in respect to Land Bearing C.S. No(s) 2193 of BHULESHWAR Division situated in C Ward, Mumbai.

Ref : Application u/no. C/2023/111441409 Payment Challan No. DP34202301111441405 Dated 25/01/2023 certifying payment of charges made under Receipt no. 9521238307 Dated 25/01/2023

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
CS No.	2193	
Division	BHULESHWAR	
Development Plan 2034 referred to Ward	C	
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-T91 Sanctioned as proposed. Sanctioned vide UDD Notification u/no. TPB-4317/629/CR-118(V)/2019/UD-11 dtd. 23.11.2020 and published in Maharashtra Government Gazette on 24.11.2020. EP-MB14,EP-D05,EP-D06,EP-GS05,EP-L12,EP-RC13 Sanctioned as proposed. Sanctioned vide UDD Notification u/no. TPB-4317/629/CR-118(V)/2019/UD-11 dtd. 23.11.2020 and published in Maharashtra Government Gazette on 24.11.2020.		
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]	EPU2.1(Fuel Station)(2193: 368.42 sqm) and ESA4.2(Muslim Cemetery)(2193: 867.45 sqm)	
Existing amenities abutting the Land [as shown on plan]	EPU2.1(Fuel Station) and EO1.3+RT1.6+RPU5.2(Municipal Office + Parking Lot + Electricity Transmission & Distribution Facilities)	
RAILWAY BUFFER RAILWAY BUFFER	EP NO: EP-MB14,EP-D05,EP-D06,EP-GS05,EP-L12,EP-RC13 EP NO: EP-T91	Affected Area - 2193 :422.557 sqm Affected Area - 2193 :749.646 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	Sr. No. - 15/154 (Grade - IIB) Name - KAREL WADI HARI MASJID
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	<p>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.</p> <p>As per sanctioned CZMP, HTL/setback lines with map scale(as shown in accompanyng document for block and location plan overview) with respect to plot(s) under reference i.e. CTS/CS/FP No(s) 2193, of village, BHULESHWAR, 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.</p>	
<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>		
Buffer line of Railway	<p>The plot abuts the proposed Railway track alignment or within influence Zone of stations areas thereof. Remarks from concerned Railway Authority shall be obtained before commencing any development.</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>MCGM Home Page (portal.mcgm.gov.in)> Ward & Departments> Chief Engineer - Development Plan>Docs> Sanctioned DP2034</p> <p>Plans:</p> <p>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</p> <p>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</p>		

Additional Information

<p>Water pipeline Remark:</p> <p>Water pipeline near the plot (2.97 meters far) has 80 mm pipe diameter.</p>
<p>Water supply Tunnel Remark:</p> <p>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. (C ward) for any work or deepening of existing well/borewell on the plot.</p>
<p>Sewerline Remark:</p> <p>Sewer Manhole near the plot (Node No. 13073302, 0.00 meters far) has invert level 28.36 meters with reference to Town Hall Datum (THD).</p>
<p>Ground level:</p> <p>The plot has minimum 0.00 meters and maximum 29.60 meters ground level with reference to Town Hall Datum (THD)</p>

<p>RL Remark:</p> <p>REGULAR LINE REMARKS (Traffic):</p> <p>As far as Traffic department is concerned, there is no proposed or sanctioned Regular Line/Road Line at present along the plot C.S. No.(s) 2193 of Division BHULESHWAR in C ward of M.C.G.M. as shown bounded blue on accompanying plan.</p> <p>REGULAR LINE REMARKS (Survey):</p> <p>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) 2193 of Division BHULESHWAR in C ward of M.C.G.M. as shown bounded blue on accompanying plan.</p>
<p>Heritage:</p> <p>The site(s) under reference have been included in sanctioned heritage list of 1995 at Serial Number 15/154 as Grade-IIB structure for conservation purpose. Hence, clearance from Mumbai Heritage Conservation Committee would be necessary.</p>
<p>Heritage Precint:</p> <p>The buildings on the plot under reference have been situated in MARINE DRIVE PRECINCT Precinct & included in the said list at Serial Number for conservation purpose. Hence, clearance from Mumbai Heritage Conservation Committee would be necessary.</p>
<p>Acc: As Plan</p> <p>Note: The above information is as per the data received from concerned MCGM Departments.</p>

